# **\$694,900 - 2454 Ware Crescent, Edmonton**

MLS® #E4431038

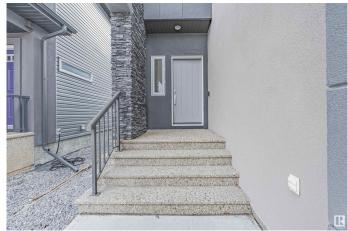
### \$694.900

4 Bedroom, 3.50 Bathroom, 2,118 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

\*7 Things to Remember\* 1. OVER 2,800 sqft Living Space w 4 BEDS +3.5 BATHS built by Cantiro Homes (Formerly Dolce Vita Homes) in ONE at WINDERMERE 2. 9ft Ceiling, HARDWOOD FLOORS, GAS Fireplace and OPEN CONCET living, Dinning with View of SOUTH WEST- FACING LANDSCAPTED Yard and Newer COMPOSITE DECK 3. Gourmet Kitchen\_Stylish TWO-TONE CABINETS, QUARTS COUNTERTOPS, Extended Island, 220v Plug, GAS STOVE and a WALK THROUGH PANTY 4. Kingsized Primary bedroom w Spa-like Ensuite: Frameless GLASS SHOWER, Soaker Tub w Handshower, DOUBLE SINKS and a HUGE WALK IN CLOSET 5. NO CARPET Upstairs! LG Laundry set, 2 large bedrooms & a VAULTED-Ceiling BONUS ROOM perfect for a family lounge or home library. 6 FULLY FINISHED BASEMENT\_Developed w PERMITS Includes a 4th BEDROOM, FULL Bath, and BONUS room for Theatre or mancave. 7 NO Worry about the Electricity bill from running A/C in Summer.\* SOLAR PANELS\* bring it down to NET ZERO or even EARN you CREDITS!, Walking Distance to TWO SCHOOLS, and quick access to Anthony Henday







Built in 2013

#### **Essential Information**

MLS® # E4431038 Price \$694,900

Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,118
Acres 0.00
Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2454 Ware Crescent

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2M7

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Deck, Vaulted Ceiling, See Remarks, Solar

Equipment

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings,

See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Stucco
Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 16th, 2025

Days on Market 15

HOA Fees Freq.

Zoning Zone 56 HOA Fees 274.57

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Listing information last updated on May 1st, 2025 at 10:47am MDT

Annually