

## \$579,999 - 2366 Ware Crescent, Edmonton

MLS® #E4452747

**\$579,999**

4 Bedroom, 3.00 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

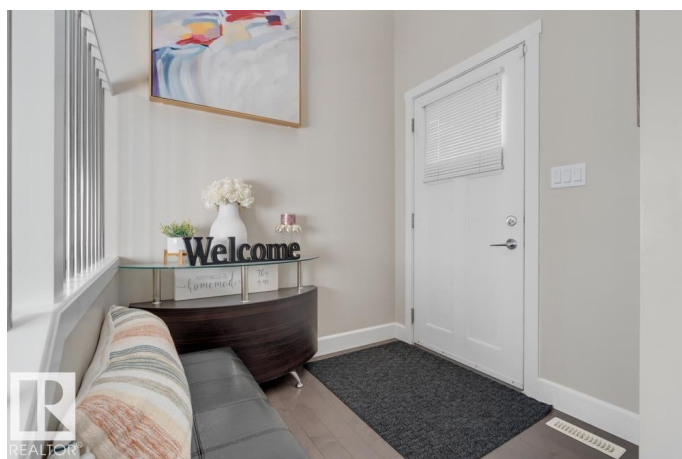
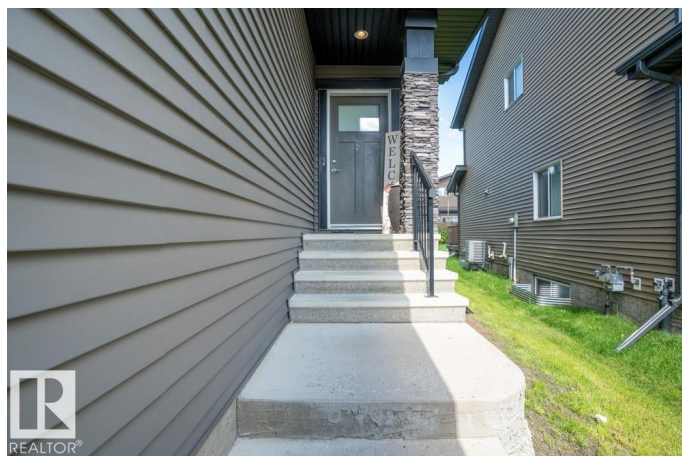
Windermere, Edmonton, AB

This is a beautiful home in the prestigious community of Windermere, with over 2,200 sq ft of living space. This stunning home offers hardwood floors, a bright kitchen with walk-in pantry and eat-up bar, and a living/dining space overlooking a green backyard. The main floor includes the double attached drywalled garage, laundry, half bath and a versatile den. Upstairs, you'll find a luxurious primary suite with ample space for a king-sized bed, a large walk-in closet, and a private ensuite bathroom. Down the hall are two additional well-proportioned bedrooms and another full bathroom. The fully finished basement offers a spacious family room, a comfortable bedroom with its own walk-in closet and a private bathroom that is perfect for guests. This neighbourhood is walking distance to shopping centres, parks and schools (Constable, St. John XXII, Lillian Osbourne etc.).

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452747  |
| Price          | \$579,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,516     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2366 Ware Crescent |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 0S4            |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, Deck, Detectors Smoke, Security Door |
| Parking   | Double Garage Attached                                                     |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                                 |
| Stories           | 3                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                             |
| Exterior Features | Airport Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Partially Fenced |
| Roof              | Unknown                                                                                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                             |
| Foundation        | See Remarks                                                                                                                                                                                                    |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Constable Daniel Woodall   |
| Middle     | Riverbend; St. John XXII   |
| High       | Lillian Osbourne; Mother M |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 56           |
| HOA Fees       | 250               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 20th, 2025 at 2:32am MDT