

## \$649,900 - 2245 Warry Loop, Edmonton

MLS® #E4428998

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,128 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This well-maintained 2-story home in the desirable Upper Windermere community of Southwest Edmonton, situated on a quiet street, boasts 2128 sqft above-grade living space, features 3 bedrooms, 2.5 baths, and a double attached garage. A spacious entryway leads to the huge bright living room. Open concept floor plan gives direct access to the kitchen featuring a large island, granite countertops, stainless steel appliances, and a pantry. Formal dining room leads to the northeast-facing backyard and a fancy deck. A 2-pc bath completes the main floor. Upstairs, you'll find three spacious bedrooms and a 4-pc shared bath, with the primary bedroom featuring an oversized walk-in closet and a 5-pc ensuite. Unfinished basement with tons of potential. Close to schools, shopping, and all amenities, with quick access to the Henday.

Built in 2010

### Essential Information

MLS® #	E4428998
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,128



Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2245 Warry Loop
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0N7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 4th, 2025
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Days on Market	41
Zoning	Zone 56
HOA Fees	690
HOA Fees Freq.	Annually

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