

\$644,900 - 2469 Ware Crescent, Edmonton

MLS® #E4456398

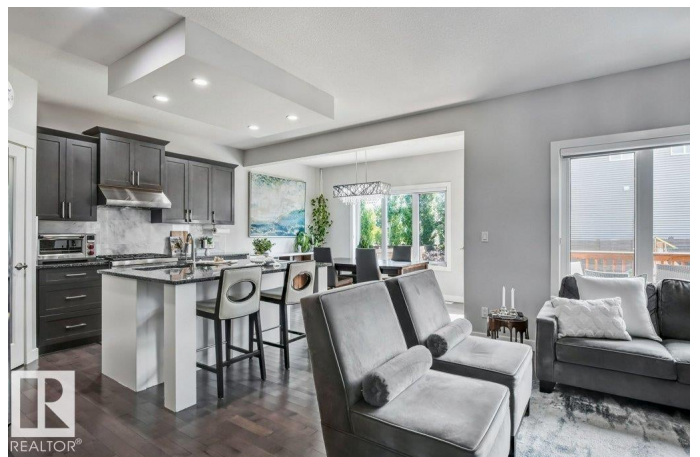
\$644,900

4 Bedroom, 3.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to One at Windermere! A prestigious neighborhood bordering estate homes and beautiful ravine trails. This immaculate, one-owner Dolce Vita 2-storey offers over 2500 sqft of living space, 4 bedrooms and 3.5 bathrooms. Inside, you'll find a bright, open layout with large windows, central A/C & a cozy gas fireplace. The spacious bonus room is perfect for family time or relaxing evenings. The kitchen is a chef's dream, with upgraded cabinetry, granite, marble backsplash, and premium Thermador appliances + gas stove. Upstairs, the primary suite features a luxurious ensuite with double sinks, a corner tub, and a glass shower. The fully finished basement adds flexibility for your family's needs, whether it's a play area or home gym. Outside, the spacious backyard offers privacy for your gatherings, and the double attached garage fits two vehicles comfortably. Located on a quiet street in an enclosed school zone, yet just minutes from top restaurants, schools, shopping & everyday amenities. Welcome Home!



Built in 2013

Essential Information

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Price \$644,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2469 Ware Crescent
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2M7

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	27
Zoning	Zone 56
HOA Fees	275
HOA Fees Freq.	Annually

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Listing information last updated on October 2nd, 2025 at 4:47am MDT