

## **\$709,800 - 2454 Ware Crescent, Edmonton**

MLS® #E4431038

**\$709,800**

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. Main Level\_9ft Ceiling, HARDWOOD FLOORS, Cozy 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 for convenience 4. Luxury Suite\_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! Laminate flooring, 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 Extra Features\_Equipped w A/C and SOLAR PANELS, Walking Distance to TWO SCHOOLS, and quick easy access to Anthony Henday **\*MOVE IN READY\***

Built in 2013

### **Essential Information**



MLS® #	E4431038
Price	\$709,800
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	3
Zoning	Zone 56
HOA Fees	274.57
HOA Fees Freq.	Annually

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