

## \$725,000 - 2118 Ware Road, Edmonton

MLS® #E4428948

**\$725,000**

3 Bedroom, 2.50 Bathroom, 2,117 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Immaculate in the One at Windermere! Upgrades galore - this air conditioned pie lot home is perfect! Open concept main floor with huge east facing windows lets in tons of natural light. The modern white kitchen has upgraded cabinets, upgraded stainless appliances, upgraded quartz countertops - perfect kitchen for hosting. Upstairs there is a wide open bonus room, two beautiful bedrooms, a main bathroom and huge upstairs laundry! The primary suite is an oasis with huge west facing windows and MASSIVE walk-in-closet & ensuite with: dual vanities, jetted tub, oversized tile shower and enclosed water closet. The garage is oversized (23x24) and has a floor drain - bring your full size truck! This home also has SOLAR - providing energy savings year round! This pie lot has east exposure, a deck with BBQ gas line and room for a family to play. 9 minute walk to Constable Woodall School, 6 minute drive to Movati, restaurants & to the Currents of Windermere and 4 minutes to River Ridge. 10/10

Built in 2014

### Essential Information

MLS® # E4428948

Price \$725,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,117
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2118 Ware Road
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2T9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling, Solar Equipment
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	Zone 56
HOA Fees	274.56
HOA Fees Freq.	Annually

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Listing information last updated on April 19th, 2025 at 5:32pm MDT