

## \$425,000 - 2311 Ware Crescent, Edmonton

MLS® #E4444608

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully upgraded 1,507 sq ft duplex in the desirable community of Windermere! This 3-bedroom, 2.5-bath home features a large kitchen with granite countertops, stainless steel appliances, and hardwood floors throughout the main level. Enjoy cozy evenings by the gas fireplace and the elegant look of iron spindle railings. Upstairs offers convenient second-floor laundry and spacious bedrooms, including a primary suite with full ensuite. The backyard is perfect for relaxing or entertaining, complete with a pressure-treated wood deck. With a single attached garage and located in a family friendly neighbourhood close to schools, shopping, and parks, this home is perfect for those looking to get into the market or add a solid investment to their portfolio.

Built in 2015

### Essential Information

MLS® #	E4444608
Price	\$425,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,507
Acres	0.00



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

### Community Information

Address	2311 Ware Crescent
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W4

### Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home
Parking Spaces	2
Parking	Insulated, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Remote Control, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Commercial, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	3
Zoning	Zone 56
HOA Fees	274.56
HOA Fees Freq.	Annually

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