

\$639,900 - 2469 Ware Crescent, Edmonton

MLS® #E4456398

\$639,900

4 Bedroom, 3.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

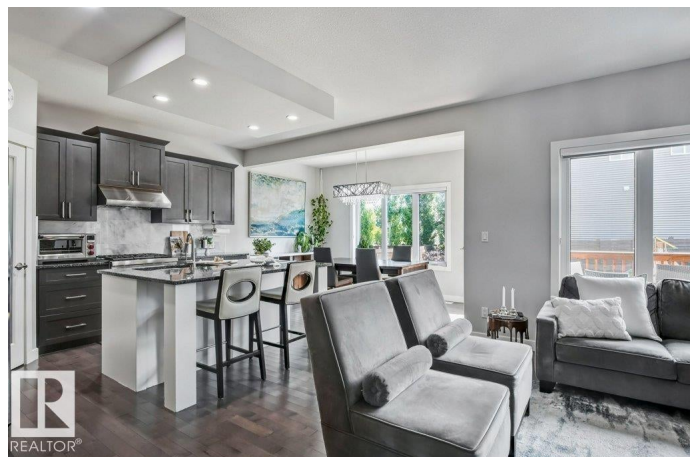
Welcome to One at Windermere! This one-owner Dolce Vita 2-storey offers over 2500 sqft, 4 bedrooms + 3.5 baths in one of Edmonton's most prestigious communities, surrounded by estate homes and ravine trails. The bright, open main floor features central A/C, a cozy gas fireplace, and a chef-inspired kitchen with granite counters, marble backsplash, upgraded cabinetry, and premium Thermador appliances and gas stove. Upstairs, you'll find a spacious bonus room for family hang-outs and a primary suite with double sinks, a corner tub, and glass shower. The fully finished basement, newly developed in 2019, adds versatile space for a gym, playroom, guest area, or media room. Enjoy the private backyard for summer gatherings and the convenience of a double attached garage that can park 2 vehicles in! Located on a quiet street in an enclosed school zone, yet minutes from top restaurants, schools, shopping & everyday amenities. This home blends comfort, style & location beautifully. Welcome to your new home!

Built in 2013

Essential Information

MLS® # E4456398

Price \$639,900



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	41
Zoning	Zone 56
HOA Fees	275
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 9:02am MDT