\$694,900 - 2454 Ware Crescent, Edmonton

MLS® #E4431038

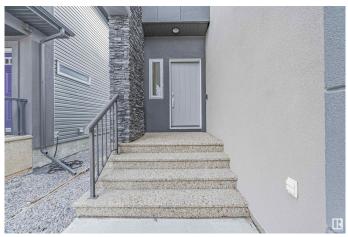
\$694,900

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. 9ft Ceiling, HARDWOOD FLOORS, 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 4. 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! 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 NO Worry about the Electricity bill from running A/C in Summer.* SOLAR PANELS* bring it down to NET ZERO or even EARN you CREDITS!, Walking Distance to TWO SCHOOLS, and quick access to Anthony Henday







Built in 2013

Essential Information

MLS® #	E4431038
Price	\$694,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,118
Acres	0.00
Year Built	2013
Туре	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	14
Zoning	Zone 56
HOA Fees	274.57
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 April 30th, 2025 at 3:02pm MDT