

\$678,900 - 2454 Ware Crescent, Edmonton

MLS® #E4434854

\$678,900

4 Bedroom, 3.50 Bathroom, 2,118 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

8 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 CONCEPT living and Dining area w View of SOUTH WEST- FACING LANDSCAPED Yard w TREE LINE and Newer COMPOSITE DECK 3. Gourmet Kitchen_Two-TONE CABINETS, QUARTS COUNTERTOPS, Extended Island, 220v Plug, GAS STOVE and a WALK THROUGH PANTY 4. NO WORRY about the ELECTRICITY BILL from running A/C in Summer. ****SOLAR PANELS****(22K Value) bring it down to NET ZERO or even EARN your CREDITS! 5. MASTER w Spa-like Ensuite_Frameless GLASS SHOWER, Soaker Tub w Handshower, DOUBLE SINKS and a HUGE WALK IN CLOSET 6. NO CARPET Upstairs! LG Laundry set, 2 large bedrooms & a VAULTED-Ceiling BONUS ROOM perfect for a family lounge. 7 FULLY FINISHED BASEMENT_Developed w PERMITS Includes a 4th BEDROOM, FULL Bath, and BONUS room for Entertaining! 8. WALKING DISTANCE to TWO SCHOOLS, and quick access to Anthony Henday ***MOVE IN READY***

Built in 2013



Essential Information

MLS® #	E4434854
Price	\$678,900
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, Solar Equipment
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, 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
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Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 7th, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	274.57
HOA Fees Freq.	Annually

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