

## **\$709,800 - 2454 Ware Crescent, Edmonton**

MLS® #E4431038

**\$709,800**

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. Main Level\_9ft Ceiling, HARDWOOD FLOORS, Cozy 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 PANTRY for convenience 4. Luxury Suite\_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! Laminate flooring, 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 Extra Features\_Equipped w A/C and SOLAR PANELS, Walking Distance to TWO SCHOOLS, and quick easy access to Anthony Henday \*MOVE IN READY\*

Built in 2013

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4431038               |
| Price          | \$709,800              |
| 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, 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 | 3                |
| Zoning         | Zone 56          |
| HOA Fees       | 274.57           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 19th, 2025 at 10:47am MDT