

## \$559,999 - 2366 Ware Crescent, Edmonton

MLS® #E4456168

**\$559,999**

4 Bedroom, 3.00 Bathroom, 1,516 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This is a beautiful home in the prestigious community of Windermere, with over 2,200 sq ft of living space. This stunning home offers hardwood floors, a bright kitchen with walk-in pantry and eat-up bar, and a living/dining space overlooking a green backyard. The main floor includes the double attached drywalled garage, laundry, half bath and a versatile den. Upstairs, you'll find a luxurious primary suite with ample space for a king-sized bed, a large walk-in closet, and a private ensuite bathroom. Down the hall are two additional well-proportioned bedrooms and another full bathroom. The fully finished basement offers a spacious family room, a comfortable bedroom with its own walk-in closet and a private bathroom that is perfect for guests. This neighbourhood is walking distance to shopping centres, parks, 10 mins from the recreation centre and close to various schools (Constable, St. John XXII, Lillian Osbourne etc.).

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456168  |
| Price     | \$559,999 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,516         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2366 Ware Crescent |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 0S4            |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, Deck, Detectors Smoke, Security Door |
| Parking   | Double Garage Attached                                                     |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                                 |
| Stories           | 3                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                             |
| Exterior Features | Airport Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Partially Fenced |
| Roof              | Unknown                                                                                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                             |

Foundation                    See Remarks

**School Information**

Elementary                    Constable Daniel Woodall  
Middle                         Riverbend; St. John XXII  
High                            Lillian Osbourne; Mother M

**Additional Information**

Date Listed                    September 4th, 2025  
Days on Market              12  
Zoning                         Zone 56  
HOA Fees                      250  
HOA Fees Freq.              Annually

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