

## \$699,888 - 1459 Wates Link, Edmonton

MLS® #E4426738

**\$699,888**

4 Bedroom, 2.50 Bathroom, 2,226 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Situated in a quiet cul-de-sac in Upper Windermere, this 2-storey home offers over 2225 sf above ground + unfinished basement, 4 BEDROOMS UPSTAIRS plus a large main floor den - a GREAT HOME OFFICE space! The open-concept main floor features high ceilings, hardwood flooring, a bright living room with a gas fireplace. The stylish kitchen boasts granite countertops, a large island, corner pantry stainless steel appliances. Enjoy meals in the spacious dining area with access to the east-facing deck. A den/office, powder room, and laundry complete the main level. Upstairs, you'll find 4 generous bedrooms and a full bath, including a primary suite with walk-in closet and private ensuite. Central AC. The basement is unspoiled and ready for development. Access to the exclusive PRIVATE LEISURE CENTRE, with outdoor pool & amenities (seasonal) like skating rink, pickleball, ball hockey, basketball, kids playground. Steps from shops, schools, transit, walking paths and more. Professionally pre-inspected March 21.

Built in 2012

### Essential Information

MLS® # E4426738

Price \$699,888



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,226
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1459 Wates Link
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0V1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home, Recreation Room/Centre, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Fiber Cement, Stone
Exterior Features	Fenced, Golf Nearby, No Back Lane, No Through Road, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone
Foundation	Concrete Perimeter

### School Information

Elementary	Daniel Woodall / St. John
Middle	Riverbend Junior /St. John
High	Lilian Osborne / MMMary

### Additional Information

Date Listed	March 21st, 2025
Days on Market	40
Zoning	Zone 56
HOA Fees	750
HOA Fees Freq.	Annually

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