

## \$625,000 - 1459 Wates Link, Edmonton

MLS® #E4445281

**\$625,000**

4 Bedroom, 2.50 Bathroom, 2,226 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

**EXCLUSIVE ACCESS** to Upper

Windermere's exclusive Private Leisure Centre offering year-round recreation including an outdoor pool, pickleball and basketball courts, ball hockey in summer, ice hockey in winter & a private playground for the kids! Located in a quiet cul-de-sac, this 2-storey home features over 2,225 sq ft above grade plus an unspoiled basement ready for development. Inside, you'll find 4 BEDROOMS UPSTAIRS and a spacious main floor den perfect for a home office/den. The open-concept main floor includes hardwood flooring, a bright living room with gas fireplace, and a chef-friendly kitchen with granite counters, upgraded stainless steel appliances, corner pantry, and large island. The dining area opens onto an east-facing deck ideal for morning sun. A powder room, laundry, and den complete the main level. Upstairs offers 4 spacious bedrooms and a full bath, including a primary suite with walk-in closet and ensuite. Newer central A/C. Close to schools, grocery, walking trails & transit.

Built in 2012

### Essential Information

MLS® # E4445281

Price \$625,000



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, Hot Water Natural Gas, No Smoking Home, Recreation Room/Centre, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
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
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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	July 2nd, 2025
Days on Market	5
Zoning	Zone 56
HOA Fees	750
HOA Fees Freq.	Annually

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