

## \$749,900 - 2122 Ware Road, Edmonton

MLS® #E4459611

**\$749,900**

4 Bedroom, 3.50 Bathroom, 2,467 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this fully finished home in the highly sought-after ONE at Windermere! This stunning A/C home sits on a 5,000+ sqft lot in a quiet cul-de-sac, boasting 3,200+ sqft living space w/ 4 bedrooms & 3.5 baths. Open concept 9â€™™ main floor features a spacious foyer, Office w/ dbl french door, hardwood flooring & tile throughout. Bright living room has a gas fireplace & large windows overlooking backyard. Gourmet kitchen has loads of modern cabinetry, large island w/ granite countertop, SS appliances & large walkthru pantry. Upstairs has a large bonus room. Primary bedroom comes with a lavish 5 pc ensuite w/ dbl sinks, soaker tub & a standing shower. TWO good sized bedrooms & laundry rm. Fully finished basement has a large rec room, 4th bedroom & a 3pc bath. Private backyard has a large TWO-tier vinyl deck for family entertainment & a playset. Walking distance to schools, playground and shopping. A perfect family home in a premium location!

Built in 2014

### Essential Information

MLS® # E4459611

Price \$749,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,467                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2122 Ware Road |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2T9        |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Natural Gas, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                     |
| Parking        | Double Garage Attached                                                |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend School         |
| High       | Lillian Osborne School   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 23                   |
| Zoning         | Zone 56              |
| HOA Fees       | 274.56               |
| HOA Fees Freq. | Annually             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 8:32pm MDT

