

## **\$678,900 - 2454 Ware Crescent, Edmonton**

MLS® #E4434854

**\$678,900**

4 Bedroom, 3.50 Bathroom, 2,118 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

**\*8 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. \*9ft Ceiling, HARDWOOD FLOORS, GAS Fireplace and OPEN CONCEPT living and Dining area w View of SOUTH WEST- FACING LANDSCAPED Yard w TREE LINE and Newer COMPOSITE DECK 3. Gourmet Kitchen\_Two-TONE CABINETS, QUARTS COUNTERTOPS, Extended Island, 220v Plug, GAS STOVE and a WALK THROUGH PANTY 4. NO WORRY about the ELECTRICITY BILL from running A/C in Summer. **\*\*SOLAR PANELS\*\***(22K Value) bring it down to NET ZERO or even EARN your CREDITS! 5. MASTER w Spa-like Ensuite\_Frameless GLASS SHOWER, Soaker Tub w Handshower, DOUBLE SINKS and a HUGE WALK IN CLOSET 6. NO CARPET Upstairs! LG Laundry set, 2 large bedrooms & a VAULTED-Ceiling BONUS ROOM perfect for a family lounge. 7 FULLY FINISHED BASEMENT\_Developed w PERMITS Includes a 4th BEDROOM, FULL Bath, and BONUS room for Entertaining! 8. WALKING DISTANCE to TWO SCHOOLS, and quick access to Anthony Henday **\*MOVE IN READY\***

Built in 2013



## Essential Information

MLS® #	E4434854
Price	\$678,900
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, Solar Equipment
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, 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
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Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	274.57
HOA Fees Freq.	Annually

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