

# **\$574,900 - 2338 Ware Crescent, Edmonton**

MLS® #E4440659

**\$574,900**

4 Bedroom, 3.50 Bathroom, 1,695 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully maintained 4-bedroom, 3.5-bath home, that perfectly combines comfort, functionality & style. Walk into a main floor boasting large windows, rich hardwood flooring & a bright & open plan thatâ€™s ideal for entertaining. The kitchen features stainless steel appliances, ample cabinetry, a large island & a pantry. Enjoy a dedicated main-floor office, ideal for working from home or an extra playroom or guest room. The upper floor boasts 3 bedrooms & 2 full baths including a primary with a large walk-in closet & a 5pc ensuite. The fully finished basement includes a family room, an additional bedroom, a full bathroom & extra storageâ€”perfect for guests, teens or extended family. Outside youâ€™ll love the nicely landscaped private yardâ€”great for outdoor fun, gardening & summer BBQâ€™s. Nestled in a prime location in Windermere, near walking trails, parks, playgrounds, top-rated schools, shopping, public transit & quick access to Anthony Henday & Terwillegar Drive. This home is a must see!

Built in 2015

## **Essential Information**

MLS® # E4440659

Price \$574,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2338 Ware Crescent
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W5

### **Amenities**

Amenities	Deck, Dog Run-Fenced In, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Vinyl
----------	-----------------

Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
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 June 17th, 2025 at 4:17am MDT