

## \$769,900 - 2225 Ware Court, Edmonton

MLS® #E4424190

**\$769,900**

6 Bedroom, 3.50 Bathroom, 2,325 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

An absolutely stunning 2-storey home nestled in a sought-after Windermere cul-de-sac! Built in 2014, this beautifully maintained and thoughtfully updated property is sure to impress. Featuring Air Conditioning & Permanent Celebright Outdoor Lighting. The main floor features an inviting open-concept layout with a modern kitchen, a cozy living area with a fireplace, and a versatile main-floor bedroom (currently used as an office). A mudroom with built-in bench & hooks, a 2pc bath, and elegant finishes throughout complete the space. Upstairs, you'll find Four spacious bedrooms, including a luxurious primary suite with a 5pc ensuite, plus a bright yet cozy bonus room. The convenience of upstairs laundry adds to the home's appeal. The fully finished basement offers even more living space, featuring an additional bedroom, a private office, a 3pc bathroom with heated floors, and a rec area with endless possibilities. Step outside to enjoy a fully fenced & landscaped yard, complete with a concrete patio & gazebo.

Built in 2014

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4424190  |
| Price  | \$769,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,325                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2225 Ware Court |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2T9         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Gazebo, No Smoking Home, Parking-Extra, Patio, Secured Parking, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl, Hardie Board Siding  |
| Foundation        | Concrete Perimeter   |

### **School Information**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 37              |
| Zoning         | Zone 56         |
| HOA Fees       | 274.56          |
| HOA Fees Freq. | Annually        |

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Listing information last updated on April 12th, 2025 at 4:02am MDT