

\$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 room (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

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 58 |
| Zoning | Zone 56 |
| HOA Fees | 274.56 |
| HOA Fees Freq. | Annually |

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Listing information last updated on May 3rd, 2025 at 7:17am MDT