

## \$715,000 - 2033 Ware Road, Edmonton

MLS® #E4454326

**\$715,000**

4 Bedroom, 3.50 Bathroom, 1,988 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome home to this fully finished home w/ double front attached garage in the prestigious community of One @ Windermere! This air conditioned 2 storey home with side entrance includes an open to below living room with floor to ceiling stone feature wall, gourmet kitchen with quartz counter tops, full cabinets & stainless steel appliances. The main floor den with glass doors is perfect for your home office. Upstairs you'll find a bright bonus room, 3 bedrooms with 2 full baths including a luxurious ensuite. You can access the basement from inside the home or the convenient side entrance. Downstairs you'll find luxury vinyl plank floors, custom wet bar with mini fridge, microwave and rec space for all your fun game nights. A bedroom and full bath is perfect for friends, family & guests. Outside you'll find a generous sized back yard, full deck and gas line for your BBQ. Located near schools, walking trails, shopping, restaurants, golf courses & more!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454326  |
| Price     | \$715,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,988                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2033 Ware Road |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2W4        |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Wet Bar |
| 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-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                   |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Stucco, Vinyl                                   |
| Foundation        | Concrete Perimeter                                           |

**School Information**

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 56           |
| HOA Fees       | 274.56            |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 23rd, 2025 at 4:32am MDT