

\$699,900 - 2118 Ware Road, Edmonton

MLS® #E4440778

\$699,900

3 Bedroom, 3.50 Bathroom, 2,117 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Modern & sophisticated 2-storey home, located in prestigious Windermere, built by Western Living Homes. Phenomenal location, tucked away in charming CUL-DE-SAC on massive pie shaped lot. Within walking distance to Constable Woodall School & a quick drive to Currents of Windermere for shopping/entertainment. Back yard is great space to entertain as you admire raised garden beds & perennials on composite deck w/BBQ gas line. PLUS, home is SOLAR which provides add'l savings year-round! Showcasing over 2800 sqft of livable space w/FULLY FINISHED basement that has, 4pc bath & enormous rec room (can easily be framed to accommodate 2 add'l bdrms). Pleasing front foyer w/built-in shelving, transitions to welcoming great room showcasing large windows, electric F/P & gorgeous kitchen w/sleek cabinetry, upscale SS appliances, walk-thru pantry-mudroom-garage, centre island & quartz countertops. Upper-level loft style family room, laundry & outstanding owners suite w/luxury 5pc ensuite. Garage w/drains & central A/C.

Built in 2014

Essential Information

MLS® #

E4440778



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|----------------|------------------------|
| Price | \$699,900 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,117 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

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|-------------|----------------|
| Address | 2118 Ware Road |
| Area | Edmonton |
| Subdivision | Windermere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2T9 |

Amenities

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|----------------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Television Connection, Vinyl Windows, 9 ft. Basement Ceiling, Solar Equipment |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive Access, Over Sized |

Interior

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| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |

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|----------|----------------|
| Basement | Full, Finished |
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Exterior

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| Exterior | Wood, Brick, Vinyl |
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| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden |
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| Roof | Asphalt Shingles |
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| Construction | Wood, Brick, Vinyl |
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| Foundation | Concrete Perimeter |
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School Information

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| Elementary | CONSTABLE DANIEL WOODALL |
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| Middle | LILLIAN OSBORNE SCHOOL |
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| High | RIVERBEND SCHOOL |
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Additional Information

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| Date Listed | June 6th, 2025 |
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| Days on Market | 10 |
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| Zoning | Zone 56 |
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| HOA Fees | 274.56 |
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| HOA Fees Freq. | Annually |
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Listing information last updated on June 16th, 2025 at 8:47am MDT