

## \$688,800 - 2120 Ware Road, Edmonton

MLS® #E4447206

**\$688,800**

4 Bedroom, 3.50 Bathroom, 2,023 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

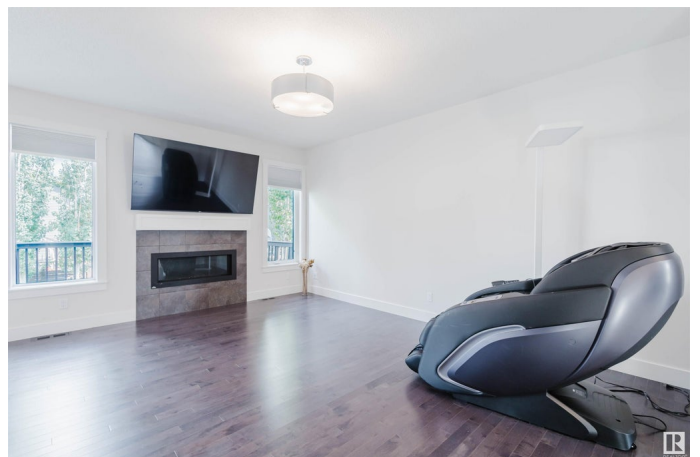
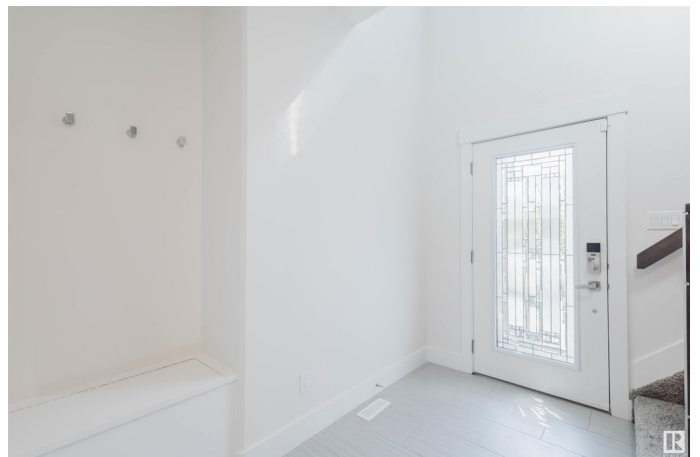
Modern Family Living in Prestigious ONE at Windermere! This original-owner, fully finished home sits on a large 5,000+ sqft PIE lot in a quiet cul-de-sac, offering nearly 2,600 sqft of stylish living space w/ 4 bedrooms & 3.5 baths. Freshly painted throughout, the home welcomes you w/ a spacious foyer & high ceiling. Open-concept 9'™ main floor features hardwood & tile flooring, a cozy living room w/ gas fireplace; Chef's™ kitchen has two-tone cabinetry, SS appliances, a large granite island, glass backsplash, and walk-through pantry. Upstairs you'll find a bright bonus room, convenient laundry, and 3 generously sized bedrooms—including the large primary suite with walk-in closet and spa-like 5-piece ensuite. The fully finished basement includes laminate flooring, a large rec/exercise area, 4th bedroom, and full bath. Enjoy the east-facing, private backyard with a large deck and kids playset—perfect for summer fun! Just a short walk to Constable Daniel Woodall School, Superstore, restaurants, and much more!

Built in 2014

### Essential Information

MLS® # E4447206

Price \$688,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,023                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2120 Ware Road |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2T9        |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                       |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Slab                                     |

### School Information

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 56         |
| HOA Fees       | 274.56          |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 6:32am MDT