

## \$574,900 - 2338 Ware Crescent, Edmonton

MLS® #E4440659

**\$574,900**

4 Bedroom, 3.50 Bathroom, 1,695 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully maintained 4-bedroom, 3.5-bath home, that perfectly combines comfort, functionality & style. Walk into a main floor boasting large windows, rich hardwood flooring & a bright & open plan that's ideal for entertaining. The kitchen features stainless steel appliances, ample cabinetry, a large island & a pantry. Enjoy a dedicated main-floor office, ideal for working from home or an extra playroom or guest room. The upper floor boasts 3 bedrooms & 2 full baths including a primary with a large walk-in closet & a 5pc ensuite. The fully finished basement includes a family room, an additional bedroom, a full bathroom & extra storage—perfect for guests, teens or extended family. Outside you'll love the nicely landscaped private yard—great for outdoor fun, gardening & summer BBQs. Nestled in a prime location in Windermere, near walking trails, parks, playgrounds, top-rated schools, shopping, public transit & quick access to Anthony Henday & Terwillegar Drive. This home is a must see!

Built in 2015

### Essential Information

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Price \$574,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2338 Ware Crescent
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W5

### Amenities

Amenities	Deck, Dog Run-Fenced In, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Vinyl
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Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	274.56
HOA Fees Freq.	Annually

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