

## \$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 thatâ€™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 storageâ€”perfect for guests, teens or extended family. Outside youâ€™ll love the nicely landscaped private yardâ€”great for outdoor fun, gardening & summer BBQâ€™s. 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

MLS® # E4440659

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 |
|----------|-----------------|

|                   |   |
|-------------------|---|
| 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 | 23             |
| Zoning         | Zone 56        |
| HOA Fees       | 274.56         |
| HOA Fees Freq. | Annually       |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 28th, 2025 at 4:32am MDT