

Courtesy Of Amanda N Gering Of Liv Real Estate

## \$769,900 - 2225 Ware Court, Edmonton

MLS® #E4424190

**\$769,900**

6 Bedroom, 3.50 Bathroom, 2,325 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

An absolutely stunning 2-storey home nestled in a sought-after Windermere cul-de-sac! Built in 2014, this beautifully maintained and thoughtfully updated property is sure to impress. Featuring Air Conditioning & Permanent Celebright Outdoor Lighting. The main floor features an inviting open-concept layout with a modern kitchen, a cozy living area with a fireplace, and a versatile main-floor room (currently used as an office). A mudroom with built-in bench & hooks, a 2pc bath, and elegant finishes throughout complete the space. Upstairs, you'll find Four spacious bedrooms, including a luxurious primary suite with a 5pc ensuite, plus a bright yet cozy bonus room. The convenience of upstairs laundry adds to the home's appeal. The fully finished basement offers even more living space, featuring an additional bedroom, a private office, a 3pc bathroom with heated floors, and a rec area with endless possibilities. Step outside to enjoy a fully fenced & landscaped yard, complete with a concrete patio & gazebo.

Built in 2014

### Essential Information

MLS® # E4424190

Price \$769,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,325
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2225 Ware Court
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2T9

### Amenities

Amenities	Air Conditioner, Closet Organizers, Gazebo, No Smoking Home, Parking-Extra, Patio, Secured Parking, Vacuum System-Roughed-In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	44
Zoning	Zone 56
HOA Fees	274.56
HOA Fees Freq.	Annually

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