

## \$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



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

Address	2118 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, 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

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

Basement	Full, Finished
----------	----------------

## Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

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
-------------------	---

Roof	Asphalt Shingles
------	------------------

Construction	Wood, Brick, Vinyl
--------------	--------------------

Foundation	Concrete Perimeter
------------	--------------------

## School Information

Elementary	CONSTABLE DANIEL WOODALL
------------	--------------------------

Middle	LILLIAN OSBORNE SCHOOL
--------	------------------------

High	RIVERBEND SCHOOL
------	------------------

## Additional Information

Date Listed	June 6th, 2025
-------------	----------------

Days on Market	11
----------------	----

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 17th, 2025 at 1:17am MDT