

## \$574,900 - 2328 Ware Crescent, Edmonton

MLS® #E4450884

**\$574,900**

3 Bedroom, 3.50 Bathroom, 1,787 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the sought after neighborhood of Windermere. This beautiful well maintained home is a must see; boasting 3 bedrooms, 4 bathrooms, a bonus room and 2400+ sq ft of living space. The main floor offers an open-concept with hardwood floors throughout. The large kitchen with extended island is perfect for hosting. Large windows flood the living room with natural light. Upstairs you will find 3 bedrooms with a generous sized master bedroom, a spa inspired ensuite and sizeable walk in closet. To complete the upstairs is a large bonus room and laundry. The fully finished basement offers an additional living room, 3 pc bathroom and mechanical room with ample storage. A spacious backyard and double attached garage finish this stunning property off. Amazing quiet location walking distance to all amenities; schools (1 block away from St John XXIII and Corporal Elementary), shopping, river valley and quick access to Anthony Henday.

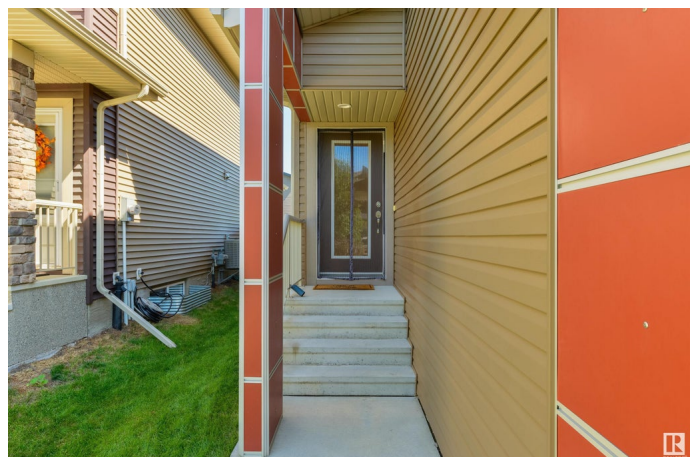
Built in 2014

### Essential Information

MLS® # E4450884

Price \$574,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,787         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2328 Ware Crescent |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2W5            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Concrete, Vinyl, Hardie Board Siding |
| Exterior Features | See Remarks                          |
| Roof              | Asphalt Shingles                     |
| Construction      | Concrete, Vinyl, Hardie Board Siding |
| Foundation        | Concrete Perimeter                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 56          |
| HOA Fees       | 274.56           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 21st, 2025 at 3:17am MDT