

\$788,800 - 2234 Ware Court, Edmonton

MLS® #E4446912

\$788,800

4 Bedroom, 3.50 Bathroom, 2,548 sqft
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this GEM home in the highly sought-after ONE at Windermere! This stunning air-conditioned home sits on a large PIE lot in a quiet cul-de-sac, boasting 3,300+ sqft living space w/ 4 bedrooms & 3.5 baths. An Open concept 9â€™™ main floor features a spacious foyer, Office w/ dbl French door. Hardwood flooring & tile throughout. Bright living room has a gas fireplace & large windows overlooking backyard. Gourmet kitchen has loads of modern cabinetry, huge island w/ quartz countertop, gas stove, SS appliances & large walkthru pantry. Coffered ceilings & walkthrough butler's pantry. Upstairs has a large bonus room. Primary bedroom comes with a lavish 5 pc ensuite w/ dbl sinks, soaker tub & a standing shower. TWO good sized bedrooms & laundry rm. Fully finished basement comes w/ a large rec room w/ electric fireplace, 4th bedroom & a 4pc bath. Private backyard has a large vinyl deck for family entertainment. Walking distance to schools, playground and shopping. A perfect family home in a premium location!



2234 Ware Ct NW, Edmonton, AB

Main Floor: Exterior Area 99.08 m²
Interior Area 92.43 m²
Excluded Area 44.75 m²

Built in 2015

Essential Information

MLS® # E4446912
Price \$788,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,548
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2234 Ware Court
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2T9

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

Additional Information

Date Listed	July 10th, 2025
Days on Market	3
Zoning	Zone 56
HOA Fees	274.56
HOA Fees Freq.	Annually

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