

\$425,000 - 2311 Ware Crescent, Edmonton

MLS® #E4444608

\$425,000

3 Bedroom, 2.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully upgraded 1,507 sq ft duplex in the desirable community of Windermere! This 3-bedroom, 2.5-bath home features a large kitchen with granite countertops, stainless steel appliances, and hardwood floors throughout the main level. Enjoy cozy evenings by the gas fireplace and the elegant look of iron spindle railings. Upstairs offers convenient second-floor laundry and spacious bedrooms, including a primary suite with full ensuite. The backyard is perfect for relaxing or entertaining, complete with a pressure-treated wood deck. With a single attached garage and located in a family friendly neighbourhood close to schools, shopping, and parks, this home is perfect for those looking to get into the market or add a solid investment to their portfolio.

Built in 2015

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4444608 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,507 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 2311 Ware Crescent |
| Area | Edmonton |
| Subdivision | Windermere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2W4 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home |
| Parking Spaces | 2 |
| Parking | Insulated, Single 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 | Mantel, Remote Control, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Commercial, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 56 |
| HOA Fees | 274.56 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 30th, 2025 at 4:18pm MDT