

## \$725,000 - 2011 Ware Road, Edmonton

MLS® #E4453146

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,015 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Gorgeous custom-built home by Western Living Homes, situated in a prime location! Boasting a vaulted entry and 9 ft ceilings, large windows, ceramic tile & hardwood floors, and upgrades galore. The heart of the home boasts a Chef's kitchen with high-end stainless steel appliances, stunning granite counters, pantry & modern white cabinets. MF includes 2-pc powder room & mudroom with new custom built in storage lockers & a sleek laundry space. Upstairs: 3 spacious bedrooms including a luxurious primary with spa-like ensuite & walk-in closet with built-ins. the addtnl bedrooms also feature built-in shelving. A cozy upper bonus room & 4-pc bath complete the upper level. The FF basement provides more family rec space, a luxurious 3-pc bath w a STEAM SHOWER and 4th bedroom. Private fenced yard with large composite deck, lower patio, gas hookup, lovely landscaping & hot tub. Plus 18 solar panels!! Walk to River Valley trails, ponds, schools, playgrounds & transit. Golf, shopping & dining just minutes away.

Built in 2016

### Essential Information

MLS® # E4453146

Price \$725,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,015                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2011 Ware Road |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 3G5        |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Countertop Inductn |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                     |
| Stories           | 2                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 56           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 16th, 2025 at 11:47pm MDT