

## \$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 addtl 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
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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
Zoning	Zone 56
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on August 15th, 2025 at 9:17pm MDT