

Courtesy Of Fan Yang Of Mozaic Realty Group

# \$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 169.061 m<sup>2</sup>  
Interior Area 932.433 m<sup>2</sup>  
Excluded Area 44.75 m<sup>2</sup>

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
----------	--------------------

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	1
Zoning	Zone 56
HOA Fees	274.56
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 11th, 2025 at 5:02pm MDT