

## \$544,500 - 2364 Ware Crescent, Edmonton

MLS® #E4457847

**\$544,500**

3 Bedroom, 2.50 Bathroom, 1,645 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully designed executive half duplex offering the perfect blend of style, comfort, and functionality. Step inside to discover a thoughtfully curated interior with high-end finishes including engineered hardwood flooring and sleek quartz countertops. The open-concept main floor boasts a modern kitchen with stainless steel appliances and a large island—perfect for entertaining or casual dining- with an oversized blanco granite sink. The living and dining areas are bright and airy, with large windows that bring in plenty of natural light. Upstairs, you'll find three generous bedrooms, including a luxurious primary suite with a walk-in closet and spa-inspired ensuite. Enjoy the outdoors with a large tiered deck & fully landscaped yard—a rare find for a duplex. Whether you're hosting a BBQ or simply relaxing, this private space offers endless possibilities. Additional highlights include Central A/C, low maintenance landscaping with irrigation, dog run & walkable location!

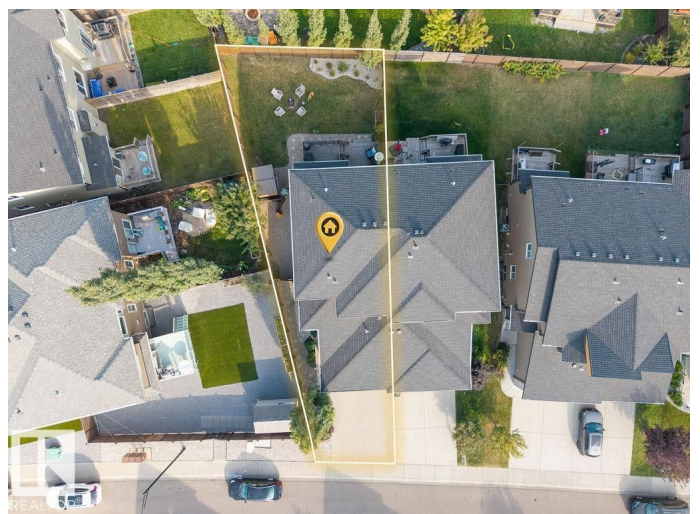
Built in 2015

### Essential Information

MLS® # E4457847

Price \$544,500

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,645         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2364 Ware Crescent |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2W5            |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Air Conditioner, Deck, Dog Run-Fenced In |
| Parking   | Double Garage Attached                   |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Vinyl                                     |
| Foundation   | Concrete Perimeter                              |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | St John XXIII            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 56              |
| HOA Fees       | 261                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 17th, 2025 at 3:47pm MDT