

## \$569,000 - 2333 Ware Crescent, Edmonton

MLS® #E4426735

**\$569,000**

3 Bedroom, 3.50 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

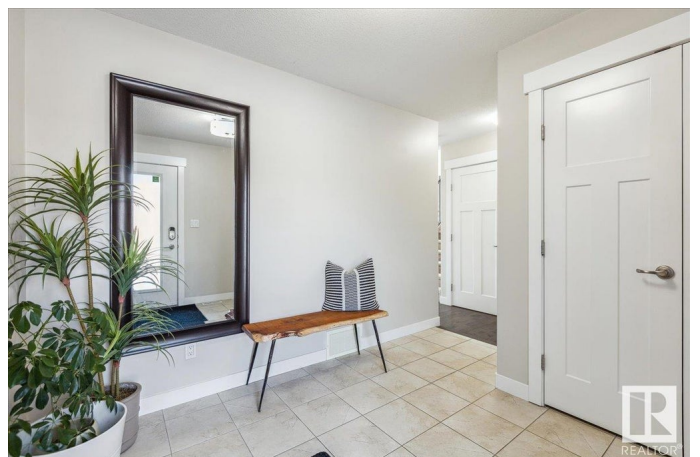
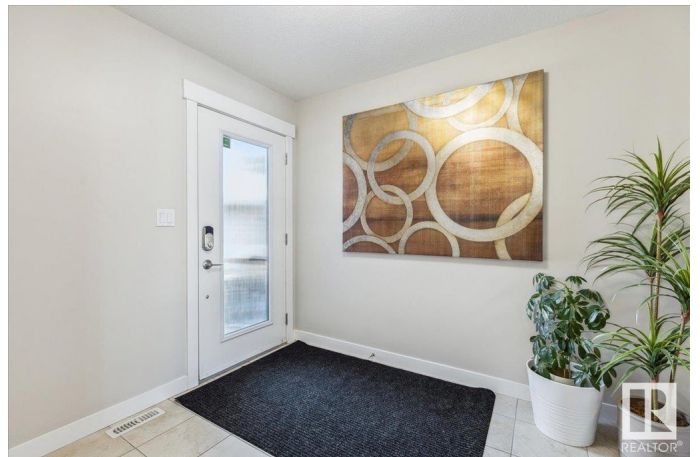
Windermere, Edmonton, AB

**SOLAR PANELS!** This duplex located in the convenient and prestigious WINDERMERE has a double attached garage and a fully finished basement! Enter to the high ceiling south facing open concept living room / kitchen that is full of bright light. Fully upgraded there is a large granite island as well as high quality hardwood floors and in pristine condition. The kitchen has abundant storage and pantry. There is also a gas fireplace, a bathroom and deck access on the main floor. Upstairs are three large sized bedrooms. The main includes a full en-suite bathroom and walk in closet. Upstairs is a laundry room and another full 4 piece bathroom. The basement is fully and professionally finished with a large rec room, a large storage utility room and another full bathroom. The home has an air conditioning system and fully operational warrantied solar panel array that provides a major savings on utility bills. This is a top location for investment and convenience and these duplexes rarely are listed at all.

Built in 2014

### Essential Information

MLS® #	E4426735
Price	\$569,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2333 Ware Crescent
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W5

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Green Building, Natural Gas BBQ Hookup, Solar Equipment
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Composition, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	16
Zoning	Zone 56
HOA Fees	236.25
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 8:17am MDT