# \$824,900 - 2714 Watcher Way, Edmonton

MLS® #E4433714

## \$824,900

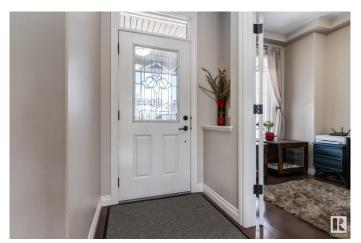
3 Bedroom, 2.50 Bathroom, 2,598 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the prestigious community of Upper Windermere. This custom & immaculately maintained property measures 2598 sq ft and has 3 bedrooms & 2.5 bathrooms! Upon entry, the natural light and gleaming hardwood floors direct you into the den/office. The living room has an open layout allowing for an awesome entertaining space! The chef's kitchen has stainless steel appliances, a massive island, coffered ceilings & dark granite countertops. A walk-through pantry/mudroom, and half bath make up the rest of this floor! Headed upstairs, there is a flex space, perfect for a reading nook, tv area, or kids play space! The primary bedroom has a 3-sided fireplace for ambiance, and a huge ensuite/walk-in closet! The highlight is the south-facing backyard oasis. 500 sq. ft custom PVC deck, rock privacy wall, built in BBQ, extensive and low maintenance landscaping, pergula, etc. The double attached garage is oversized & has LED trim lighting. Too many upgrades to name! Access to pool/hockey rink/leisure center!







Built in 2011

# **Essential Information**

MLS® # E4433714 Price \$824,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,598

Acres 0.00

Year Built 2011

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 2714 Watcher Way

Area Edmonton

Subdivision Windermere

City Edmonton

County ALBERTA

Province AB

Postal Code T6W 0X6

#### **Amenities**

Amenities Air Conditioner, Barbecue-Built-In, Deck, Front Porch

Parking Spaces 4

Parking Double Garage Attached, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Garburator, Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings,

Refrigerators-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Stucco Foundation Concrete Perimeter

## **School Information**

Elementary CONSTABLE DANIEL WOODALL

Middle RIVERBEND SCHOOL

High LILLIAN OSBORNE SCHOOL

# **Additional Information**

Date Listed May 1st, 2025

Days on Market 15

Zoning Zone 56

HOA Fees 780

HOA Fees Freq. Annually

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