

## \$849,900 - 2714 Watcher Way, Edmonton

MLS® #E4433714

**\$849,900**

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 \$849,900



|                |                        |
|----------------|------------------------|
| 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 | 2             |
| Zoning         | Zone 56       |
| HOA Fees       | 780           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 3rd, 2025 at 12:32pm MDT