

## **\$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	1
Zoning	Zone 56
HOA Fees	780
HOA Fees Freq.	Annually

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