

\$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

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|------------|--------------------------|
| 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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Listing information last updated on May 2nd, 2025 at 2:02am MDT