

## \$859,800 - 2625 Watcher Way, Edmonton

MLS® #E4439410

**\$859,800**

4 Bedroom, 3.50 Bathroom, 2,592 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

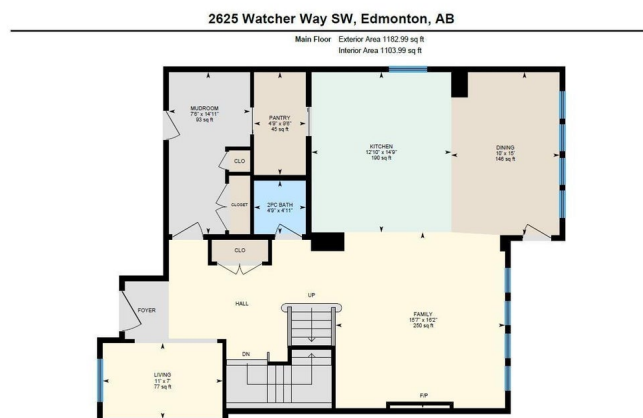
Stunning 2 storey home in prestigious Upper Windermere w/ a SOUTH facing backyard! Built by Dolce Vita, this fully finished home boasts 3,500+sqft living space, 3+1 bdrms, 3.5 baths w/ a timeless design & super functional layout. Great curb appeal with stucco exterior & stone accent. Open concept 9' main floor,Â luxury vinyl plank throughout, den/flex rm off entry, huge windows, living room featuring F/PÂ w/ stone facing.Â Chefâ€™s kitchen boasts granite island, gas stove, SS appliances, wine fridge, and walk-through pantry.Â Upstairs HUGEÂ primary bdrm has a double-sided F/P, spa-like ensuite, & W/I closet, plus 2 more bedrooms w/ walk-ins, bonus rm, & laundry.Â F/F basement has a lrg family rm, 4th bdrm & a full bath. Beautifully landscaped front/back landscaping. TWO tied deck w/ BBQ line is perfect summer entertainment. FRESH paint. Central Vacuum; waterÂ purification & soften. Added garage & attic insulation.UW is a prestigious community w/ exclusive access toÂ the private leisure center! Great family home!

Built in 2013

### Essential Information

MLS® # E4439410

Price \$859,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,592                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2625 Watcher Way |
| Area        | Edmonton         |
| Subdivision | Windermere       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0X7          |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                              |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend School         |
| High       | Lillian Osborne School   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 56        |
| HOA Fees       | 830            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 16th, 2025 at 8:02pm MDT