

## \$759,900 - 2305 Warry Court, Edmonton

MLS® #E4443159

**\$759,900**

4 Bedroom, 3.50 Bathroom, 2,183 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Located in Upper Windermere, this upgraded, bright & spacious 2-storey is tucked away in a quiet cul-de-sac & offers over 3,230 sq ft of total living space, many custom upgrades to this home featuring SOLAR PANELS. The main floor features an open-concept layout w/ a chef's dream kitchen, granite countertops, a large sit-up island, walk-through pantry to the rear mudroom & garage, plus access to a south-facing covered & screened-in deck. Upstairs offers 3 large bedrooms, a 4-piece main bath, laundry room, & a primary suite w/ walk-through closet & spa-like 5-piece ensuite. The fully finished basement includes a large gym area, wet bar, rec room w/ built-in entertainment unit, hidden flex room, 4th bedroom w/ Murphy bed, & 3-piece bath. Extras include central A/C, RO water system, 6.75 kW solar panels, artificial turf front yard, & oversized 23' x 28' garage. Residents enjoy exclusive access to a private leisure center w/ pool, rink, tennis court & playground. Close to schools, shopping & restaurants.

Built in 2010

### Essential Information

MLS® # E4443159

Price \$759,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,183
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2305 Warry Court
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0N9

### Amenities

Amenities	Air Conditioner, Bar, Deck, Exercise Room, No Animal Home, No Smoking Home, Vinyl Windows, Wall Unit-Built-In, Wet Bar, See Remarks, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Lake Access Property, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	5
Zoning	Zone 56
HOA Fees	790.86
HOA Fees Freq.	Annually

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