

# \$669,900 - 2245 Warry Loop, Edmonton

MLS® #E4428998

**\$669,900**

3 Bedroom, 2.50 Bathroom, 2,128 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

This well-maintained 2-story home in the desirable Upper Windermere community of Southwest Edmonton, situated on a quiet street, boasts 2128 sqft above-grade living space, features 3 bedrooms, 2.5 baths, and a double attached garage. A spacious entryway leads to the huge bright living room. Open concept floor plan gives direct access to the kitchen featuring a large island, granite countertops, stainless steel appliances, and a pantry. Formal dining room leads to the northeast-facing backyard and a fancy deck. A 2-pc bath completes the main floor. Upstairs, you'll find three spacious bedrooms and a 4-pc shared bath, with the primary bedroom featuring an oversized walk-in closet and a 5-pc ensuite. Unfinished basement with tons of potential. Close to schools, shopping, and all amenities, with quick access to the Henday.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428998  |
| Price          | \$669,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,128     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2010                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2245 Warry Loop |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0N7         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home |
| Parking   | Double Garage Attached                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 4th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 13       |
| Zoning         | Zone 56  |
| HOA Fees       | 690      |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 17th, 2025 at 3:47pm MDT