

Courtesy Of Michael J Connors Of RE/MAX Elite

## \$824,800 - 2279 Warry Loop, Edmonton

MLS® #E4419090

**\$824,800**

4 Bedroom, 3.50 Bathroom, 2,476 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

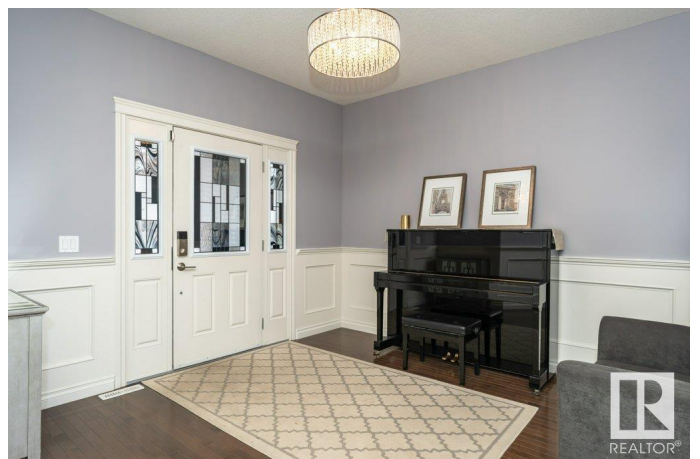
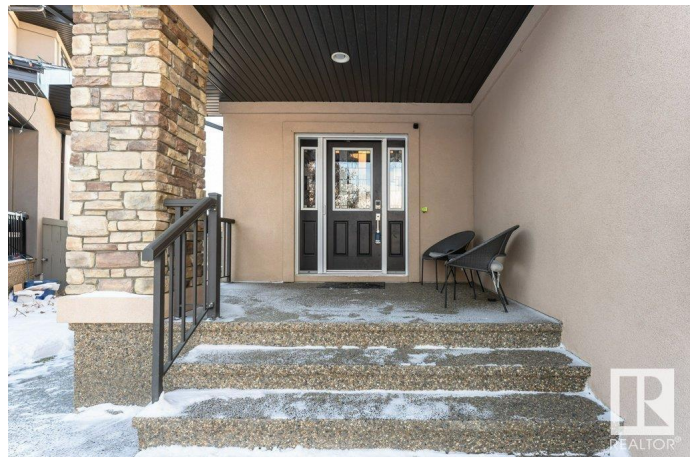
Welcome to this exquisite 2475sqft Dolce Vita GEM in Upper Windermere featuring a WALKOUT bsmt backing the naturalized pond + walking trails! Significantly re-painted, you're greeted with a spacious entry, wainscoting, 9'™ ceilings, mudroom with B/I shelves, walk-thru pantry, great rm w/gas F/P, chef's kitchen with HUGE granite island + loads of 2-toned cabinetry! The master suite is a retreat with stunning 3-way F/P, 5pc ensuite w/soaker tub, W/I shower + spacious W/I closet. 2 more bdrms, 4pc bath, laundry rm + vaulted bonus rm complete this level. Walkout bsmt is bright and open feat. a rec/exercise rm, wet bar, big 4th bdrm + stunning 3pc bath with W/I shower. BSMT is also roughed in for future kitchen! Double attached garage is a DREAM w/radiant heating, epoxy floors + amazing storage/cabinets! Numerous upgrades include tankless hot water (Aug 24), acrylic stucco, A/C, Gemstone exterior LED lighting, B/I speakers, and more! HOA includes access to private outdoor pool, hockey rink, and playground!

Built in 2010

### Essential Information

MLS® # E4419090

Price \$824,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,476
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2279 Warry Loop
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0N8

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Tankless, Pool-Outdoor, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	4
Parking	Double Garage Attached
Has Pool	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel, Three Sided
Stories	3

Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Stucco  
Exterior Features Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond, See Remarks, Private Park Access  
Roof Asphalt Shingles  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 24th, 2025  
Days on Market 49  
Zoning Zone 56  
HOA Fees 790  
HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 9:32am MDT