

## \$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

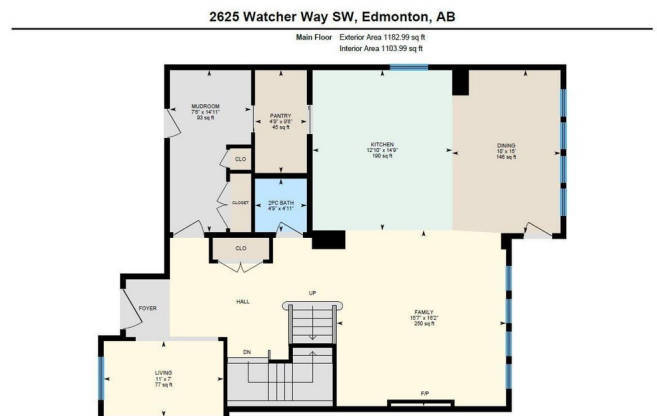
Stunning 2 storey home in prestigious Upper Windermere w/ a SOUTH facing backyard! Built by Dolce Vita, this fully finished home boasts 3,500+sqft living space, 3+1 bdrms, 3.5 baths w/ a timeless design & super functional layout. Great curb appeal with stucco exterior & stone accent. Open concept 9' 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	65
Zoning	Zone 56
HOA Fees	830
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 August 3rd, 2025 at 2:32am MDT