

## \$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
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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	59
Zoning	Zone 56
HOA Fees	830
HOA Fees Freq.	Annually

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Listing information last updated on July 28th, 2025 at 4:47am MDT