

## \$775,000 - 2261 Warry Loop, Edmonton

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MLS® #E4441520

**\$775,000**

3 Bedroom, 2.50 Bathroom, 2,642 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Stunning 2642 Sq Ft Two-Storey in Prestigious Upper Windermere! Located in one of Edmonton's most sought-after communities, this elegant home offers a perfect blend of luxury and functionality. Step inside to rich hardwood floors and an expansive main floor layout featuring a dedicated office, ideal for remote work or study. The heart of the home is the chef's dream kitchen—boasting a massive island, ample cabinetry, and premium finishes, perfect for entertaining. Upstairs, you'll find a spacious loft, convenient laundry room, and three generous bedrooms. The primary suite is a true retreat with a cozy fireplace, spa-like soaker tub, and a large walk-in closet. Step outside to your fully landscaped, pie-shaped backyard—perfect for summer living! Enjoy the expansive two-tier deck, offering an exceptional amount of outdoor space for relaxing or entertaining. Plenty of maturing trees border the property line. A must see property with access to exclusive amenities & the Upper Windermere private leisure centre



Built in 2009

### Essential Information

MLS® #                      E4441520

Price                        \$775,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,642
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2261 Warry Loop
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0N7

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	29
Zoning	Zone 56
HOA Fees	780
HOA Fees Freq.	Annually

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