

## \$910,000 - 2511 Warry Bay Bay, Edmonton

MLS® #E4414612

**\$910,000**

5 Bedroom, 3.50 Bathroom, 2,809 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this executive home in Upper Windermere. Huge pie-shaped lot, backing on walkway with trails to Exclusive Leisure Center, Golf Course, Parks, Lakes and Major Shopping. Grand Entrance, 18'™ ceiling, impressive curved staircase leading to upper floor. Formal dining room, guest bath and office that could be used as a bedroom. Bright dining nook surrounded by full-height windows overlooking the backyard. Dark Maple kitchen cabinets and granite countertops on working island. Cozy livingroom anchored by a two-sided, stone fireplace which can be enjoyed from the back deck. Comfort and luxury on upper level, vaulted ceilings in Bonus Room, 5 pce main bath, laundry with built-in cabinets, 3 bedrooms including Master. Spa like ensuite has corner Jacuzzi tub, double glass shower and generous walk-in closet. Developed Basement is perfect for relaxation or entertaining, custom wet bar in family room, full bath/ensuite to one of the 2 bedrooms. Central Air, Built-in speaker system, floor drain in o/s garage.

Built in 2011

### Essential Information

MLS® # E4414612

Price \$910,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,809
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2511 Warry Bay Bay
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0P1

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Water Tankless, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	November 25th, 2024
Days on Market	145
Zoning	Zone 56
HOA Fees	800
HOA Fees Freq.	Annually

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