

Courtesy Of Peter K Kubiczek Of Keystone Realty

## \$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	131
Zoning	Zone 56
HOA Fees	800
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 April 5th, 2025 at 9:17am MDT