

## \$699,888 - 1459 Wates Link, Edmonton

MLS® #E4426738

**\$699,888**

4 Bedroom, 2.50 Bathroom, 2,226 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

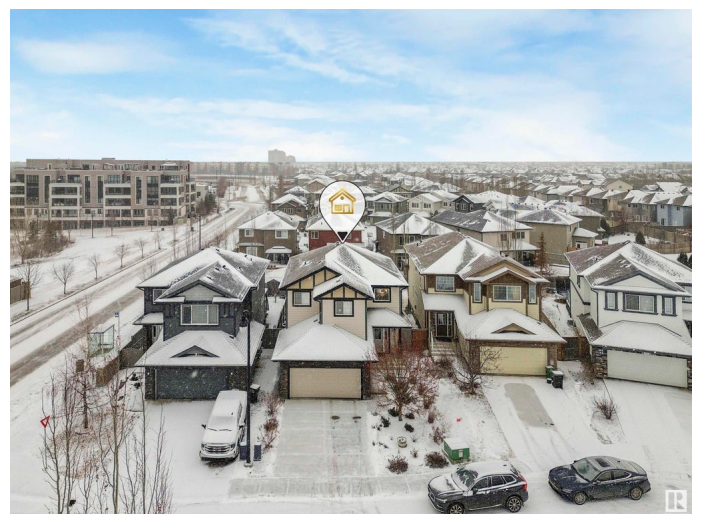
Situated in a quiet cul-de-sac in Upper Windermere, this 2-storey home offers over 2225 sf above ground + unfinished basement, 4 BEDROOMS UPSTAIRS plus a large main floor den - a GREAT HOME OFFICE space! The open-concept main floor features high ceilings, hardwood flooring, a bright living room with a gas fireplace. The stylish kitchen boasts granite countertops, a large island, corner pantry stainless steel appliances. Enjoy meals in the spacious dining area with access to the east-facing deck. A den/office, powder room, and laundry complete the main level. Upstairs, you'll find 4 generous bedrooms and a full bath, including a primary suite with walk-in closet and private ensuite. Central AC. The basement is unspoiled and ready for development. Access to the exclusive PRIVATE LEISURE CENTRE, with outdoor pool & amenities (seasonal) like skating rink, pickleball, ball hockey, basketball, kids playground. Steps from shops, schools, transit, walking paths and more. Professionally pre-inspected March 21.

Built in 2012

### Essential Information

MLS® # E4426738

Price \$699,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,226                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1459 Wates Link |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0V1         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home, Recreation Room/Centre, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Fiber Cement, Stone                                      |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, No Through Road, Playground |

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Fiber Cement, Stone  
Foundation Concrete Perimeter

### **School Information**

Elementary Daniel Woodall / St. John  
Middle Riverbend Junior /St. John  
High Lilian Osborne / MMMary

### **Additional Information**

Date Listed March 21st, 2025  
Days on Market 15  
Zoning Zone 56  
HOA Fees 750  
HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 11:47am MDT