

\$859,900

Single Family on 0.00 Acres

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® # E4458085

Price	\$859,900
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2625 Watcher Way SW, Edmonton, AB

Main Floor	Exterior Area	1182.99 sq ft
	Interior Area	1103.99 sq ft



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	September 17th, 2025
Days on Market	8
Zoning	Zone 56
HOA Fees	830
HOA Fees Freq.	Annually

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