

## \$679,888 - 1459 Wates Link, Edmonton

MLS® #E4440788

**\$679,888**

4 Bedroom, 2.50 Bathroom, 2,226 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

**EXCLUSIVE ACCESS** to Upper Windermere's exclusive Private Leisure Centre offering year-round recreation including an outdoor pool, pickleball and basketball courts, ball hockey in summer, ice hockey in winter & a private playground for the kids! Tucked away in a quiet cul-de-sac, this 2-storey home features over 2,225 sq ft above grade plus an unspoiled basement ready for development. Inside, you'll find 4 **BEDROOMS UPSTAIRS** and a spacious main floor den perfect for a home office/den. The open-concept main floor includes hardwood flooring, a bright living room with gas fireplace, and a chef-friendly kitchen with granite counters, upgraded stainless steel appliances, corner pantry, and large island. The dining area opens onto an east-facing deck ideal for morning sun. A powder room, laundry, and den complete the main level. Upstairs offers 4 spacious bedrooms and a full bath, including a primary suite with walk-in closet and ensuite. Newer central A/C. Close to schools, grocery, walking trails & transit.

Built in 2012

### Essential Information

MLS® # E4440788

Price \$679,888



|                |                        |
|----------------|------------------------|
| 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, Hot Water Natural Gas, No Smoking Home, Recreation Room/Centre, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                    |
| 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    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 56        |
| HOA Fees       | 750            |
| 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 June 16th, 2025 at 1:17am MDT