

\$625,000 - 1459 Wates Link, Edmonton

MLS® #E4445281

\$625,000

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! Located 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® # E4445281

Price \$625,000



| | |
|----------------|------------------------|
| 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 | July 2nd, 2025 |
| Days on Market | 13 |
| Zoning | Zone 56 |
| HOA Fees | 750 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 15th, 2025 at 11:47am MDT