

## \$775,000 - 2261 Warry Loop, Edmonton

MLS® #E4441520

**\$775,000**

3 Bedroom, 2.50 Bathroom, 2,642 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Stunning 2642 Sq Ft Two-Storey in Prestigious Upper Windermere! Located in one of Edmonton's most sought-after communities, this elegant home offers a perfect blend of luxury and functionality. Step inside to rich hardwood floors and an expansive main floor layout featuring a dedicated office, ideal for remote work or study. The heart of the home is the chef's dream kitchen—boasting a massive island, ample cabinetry, and premium finishes, perfect for entertaining. Upstairs, you'll find a spacious loft, convenient laundry room, and three generous bedrooms. The primary suite is a true retreat with a cozy fireplace, spa-like soaker tub, and a large walk-in closet. Step outside to your fully landscaped, pie-shaped backyard—perfect for summer living! Enjoy the expansive two-tier deck, offering an exceptional amount of outdoor space for relaxing or entertaining. A must-see property with access to exclusive amenities and the Upper Windermere private leisure centre!

Built in 2009

### Essential Information

MLS® # E4441520

Price \$775,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,642                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2261 Warry Loop |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0N7         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Over Sized                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 56         |
| HOA Fees       | 780             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 16th, 2025 at 12:47am MDT