

## **\$675,000 - 1618 Wates Close, Edmonton**

MLS® #E4458759

**\$675,000**

4 Bedroom, 3.50 Bathroom, 2,316 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

WHAT A BEAUTY! With over 3300 sq ft of living space this 2 storey Dolce Vita home features an open layout, large windows throughout and is situated on a corner lot with no homes to back. The kitchen is a CHEF'S DREAM with an abundance of antique white cupboards, huge granite island, top-of-the-line stainless steel appliances and walk thru pantry. There's also a DEN/ OFFICE space on the main floor! The spacious master bedroom features a 3 way fireplace, custom vanity, dual sinks, walk in shower with bench, large walk in closet and a Teago Luxury Air Jet tub. The generous size bonus room has vaulted ceilings, large windows and a custom feature wall. The basement is fully finished with 1 bedroom, 4 pc bath and a wet bar. This home also features a 2 tier deck. Included with this home is air conditioning, Hunter Douglas window coverings, built in surround sound, and private access to the Upper Windermere Leisure Centre.

Built in 2012

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4458759  |
| Price     | \$675,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,316                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1618 Wates Close |
| Area        | Edmonton         |
| Subdivision | Windermere       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 0X5          |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Closet Organizers, Deck, Fire Pit, Hot Tub, No Smoking Home, Wet Bar |
| Parking   | Double Garage Attached                                                                     |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Wine/Beverage Cooler, Dryer-Two, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                  |
| Stories           | 3                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Level Land, Park/Reserve, Picnic |

Area, Playground Nearby, Public Transportation, Schools, Shopping  
Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary St.John XXIII School  
Middle Vernon Barford School  
High Archbishop Macdonald Schoo

### Additional Information

Date Listed September 20th, 2025  
Days on Market 39  
Zoning Zone 56  
HOA Fees 550  
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 October 29th, 2025 at 3:02am MDT