

## \$599,900 - 1459 Wates Link, Edmonton

MLS® #E4450847

**\$599,900**

4 Bedroom, 2.50 Bathroom, 2,226 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Located in a quiet cul-de-sac in desirable Upper Windermere, this 2-storey home offers over 2,225 sq ft above grade plus an unspoiled basement ready for your personal touch. The standout feature? FOUR bedrooms all on the upper level—a rare and highly sought-after layout for growing families. The spacious main floor includes a large front den/home office, hardwood floors, bright living room with gas fireplace, and a chef-inspired kitchen with granite counters, upgraded stainless steel appliances, corner pantry, and oversized island. The dining area leads to an east-facing deck—perfect for sunny morning coffees. A powder room and laundry complete the main level. Upstairs you'll find four generous bedrooms and a full bath, including a primary suite with walk-in closet and 5-piece ensuite. Enjoy EXCLUSIVE ACCESS to the Upper Windermere Private Leisure Centre.

Built in 2012

### Essential Information

MLS® #	E4450847
Price	\$599,900
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, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home, Recreation Room/Centre, See Remarks
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                      August 1st, 2025  
Days on Market                15  
Zoning                              Zone 56  
HOA Fees                        750  
HOA Fees Freq.                Annually

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