

## \$2,199,000 - 116 Windermere Crescent, Edmonton

MLS® #E4440318

**\$2,199,000**

4 Bedroom, 5.00 Bathroom, 4,281 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

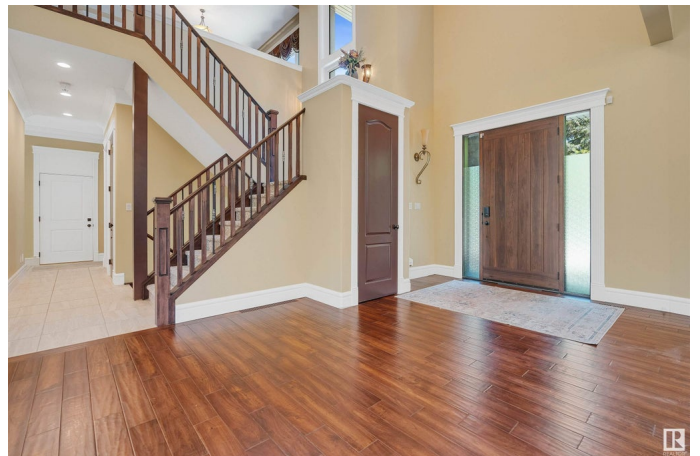
A RARE OPPORTUNITY TO OWN A PRIVATE LUXURY RETREAT IN ONE OF EDMONTON'S MOST PRESTIGIOUS LOCATIONS. Set on OVER 1.2 ACRES in the heart of Windermere, this custom-built estate blends timeless sophistication with modern comfort in a truly unforgettable setting. Nestled among MATURE TREES and backing onto RAVINE, GOLF COURSE, and RIVER, it offers a level of privacy rarely found in the city. With over 6,200 SQ FT OF LIVING SPACE across three levels, it includes 4 spacious bedrooms, 5 baths, a bonus room, and upper laundry. The main floor impresses with SOARING CEILINGS, floor-to-ceiling windows, and a CHEF'S DREAM KITCHEN with oversized granite island, high-end appliances, and WALK-IN PANTRY. A private main floor OFFICE, plus a fully finished basement with MEDIA ROOM, guest suite, and rec space complete the interior. Outdoors, the beautifully landscaped grounds and CIRCULAR DRIVEWAY offer endless space to create your dream retreat—A PROPERTY WHERE LUXURY, NATURE, AND POSSIBILITY MEET.

Built in 2016

### Essential Information

MLS® #

E4440318



|                |                        |
|----------------|------------------------|
| Price          | \$2,199,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 4,281                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 116 Windermere Crescent |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0S3                 |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., See Remarks |
| Parking   | Triple Garage Attached                                      |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Projector |
| Heating           | Forced Air-2, Natural Gas                                                                                                     |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                        |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, |

|              |                                          |
|--------------|------------------------------------------|
|              | Park/Reserve, Private Setting, Treed Lot |
| Roof         | See Remarks                              |
| Construction | Wood, Stucco                             |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 56        |

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Listing information last updated on June 28th, 2025 at 4:32am MDT