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

MLS® #E4440318

# \$2,199,000

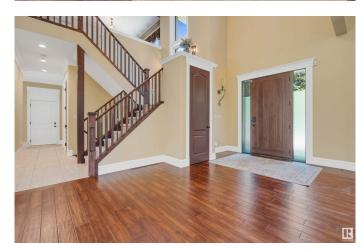
4 Bedroom, 5.00 Bathroom, 4,281 sqft Single Family on 0.00 Acres

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 retreatâ€"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 26

Zoning Zone 56

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 June 30th, 2025 at 5:17pm MDT