

\$2,490,000 - 18420 8a Avenue, Edmonton

MLS® #E4418306

\$2,490,000

4 Bedroom, 3.00 Bathroom, 3,918 sqft
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Ostentatious living may appeal to some people. You, however, value privacy as a luxury. You yearn for a connection to nature. You treasure rare experiences & beautiful memories with your loved ones. Reward yourself for a lifetime of achievement. This 3900sf Canmore-style custom-built luxury home is situated on a spectacular 5 acre lot, discreetly accessed by a private gate that brings you down a secluded road leading to one of the most beautiful natural river valley views. The home features soaring ceilings, rustic mountain charm, a walk-out basement & a renovated primary ensuite. Your home overlooks the tree-lined river valley with the Windermere golf course in the distance. The huge property has a horse barn that can be transformed into a workshop or studio. A rare chance to enjoy the unique lifestyle of acreage-living with the convenience of being in the city. Whether you seek a redevelopment opportunity or wish to further personalize this majestic country-style home, you will be handsomely rewarded.

Built in 1975

Essential Information

MLS® #	E4418306
Price	\$2,490,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,918
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18420 8a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A5

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Vaulted Ceiling, See Remarks
Parking	Heated, Over Sized, Triple Garage Attached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Gated Community, Golf Nearby, Hillside, Landscaped, Park/Reserve, Public Transportation, Ravine View,

River Valley View, River View, Schools, Shopping Nearby, See Remarks

Roof	Cedar Shakes
Construction	Wood
Foundation	Concrete Perimeter

School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School (gr.7-9)
High	Lillian Osborne (gr.10-12)

Additional Information

Date Listed	January 16th, 2025
Days on Market	143
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 8th, 2025 at 2:47am MDT