

## \$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	49
Zoning	Zone 56

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