

# **\$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 EDMONTONâ€™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 CHEFâ€™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 | 59             |
| Zoning         | Zone 56        |

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Listing information last updated on August 2nd, 2025 at 6:02pm MDT