

## **\$779,000 - 3209 Winspear Crescent, Edmonton**

MLS® #E4424746

**\$779,000**

4 Bedroom, 4.00 Bathroom, 2,570 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to the stunning, well kept, modern, custom Parkwood built executive home that backs on to the Walkway! This home will capture your heart with its Great room Style floor plan with high-end upgraded finishes over 100k. The Great room with gas fireplace with a custom design mantle and a lavish kitchen with a huge island to entertain large gatherings, In addition main floor offers a Den, Private Office, breakfast nook, Formal dining room, Pantry, full bath and a mud room. The open stairwell leads to the upper level with oversized bonus room and 3 spacious bedrooms. The primary bedroom offers a balcony with a terrific view of the backyard and walkway, walk-in closet and a beautiful 4-piece ensuite. The house has a professionally developed basement with one more bedrooms and a full bathroom. Basement is spacious enough to include Wet Bar, a Billiard table and 2nd fireplace, with a projector to enjoy Movies and Sports at home. Two car garage and a fully landscaped backyard completes the home. Must See!!

Built in 2016

### **Essential Information**

MLS® #	E4424746
Price	\$779,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,570
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3209 Winspear Crescent
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S7

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Projector
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Wood, Vinyl  
Exterior Features Fenced, Landscaped  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 8th, 2025  
Days on Market 31  
Zoning Zone 53  
HOA Fees 105  
HOA Fees Freq. Annually



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