

## \$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	75
Zoning	Zone 56

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Listing information last updated on August 18th, 2025 at 2:02am MDT