

# \$1,798,000 - N/A, Edmonton

MLS® #E4464084

## \$1,798,000

3 Bedroom, 2.50 Bathroom, 1,505 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

A rare opportunity to own one of Edmonton’s most coveted properties! Backing directly onto the North Saskatchewan River. Close to Windermere Golf & Country Club, this 0.95-acre treed estate lot offers unparalleled privacy and natural beauty. The property features a walk-out 5-bedrooms bungalow with a fully finished basement, equipped with both attached and detached double garages. Surrounded by mature trees and expansive outdoor space, this estate provides the ideal setting to renovate, re-develop, or build your dream home. All of this is just minutes from scenic walking/biking trails, premier golf, upscale shopping, dining, and the Currents of Windermere.

Built in 1965

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4464084    |
| Price          | \$1,798,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,505       |
| Acres          | 0.00        |
| Year Built     | 1965        |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |            |
|-------------|------------|
| Address     | N/A        |
| Area        | Edmonton   |
| Subdivision | Windermere |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6W 0S4    |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Parking-Extra, Patio, Sunroom, Walkout Basement            |
| Parking   | Double Garage Attached, Double Garage Detached, RV Parking |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                  |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                                      |
| Exterior Features | Golf Nearby, Landscaped, Private Setting, River Valley View, River View, Shopping Nearby, Sloping Lot, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stone                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| 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 November 3rd, 2025 at 2:02pm MST