# \$2,488,000 - 4715 Woolsey Common, Edmonton

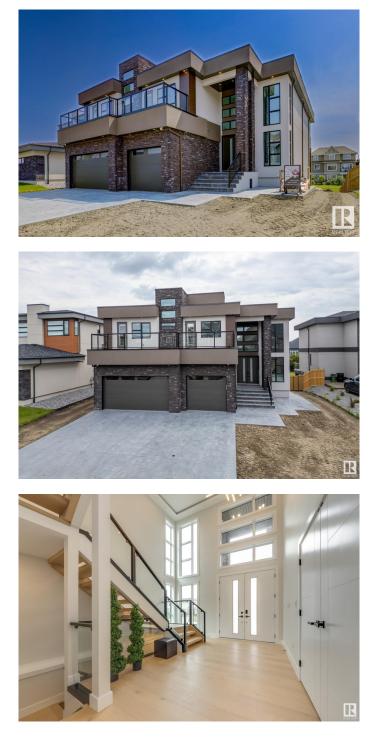
MLS® #E4441000

#### \$2,488,000

5 Bedroom, 6.00 Bathroom, 3,620 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

BRAND NEW OVER 5000sg.ft OF LIVING SPACE, 2 STOREY LOCATED IN MOST SPECTACULAR WINDERMERE LOCATION. BEAUTIFUL PROPERTY WITH FLAT ROOF, WALKOUT BASEMENT, ELEVATOR w/4 STOPS INCLUDING THE GARAGE. MAIN FLOOR HAS LARGE BEDROOM/DEN. BATHROOM WITH BEAUTIFUL SHOWER, LIVING ROOM WITH EXCEPTIONAL DESIGNED FIREPLACE, KITCHEN, SPICE KITCHEN AND DECK THAT IS ACCESSIBLE FROM DINING ROOM AND DEN. UPPER FLOOR HAS 3 LARGE BEDROOMS WITH WN WALKING CLOSETS AND WASHROOMS, 4TH BEDROOM IS THE MASTER WITH STUNNING DESIGNED 5PC WASHROOM, WALK-IN CLOSET AND ACCESS TO BALCONY. BASEMENT HAS BEDROOM, FLEX ROOM, LARGE FAMILY ROOM AND BEAUTIFUL WET BAR. **GROUND LEVEL HAS CONCRETE PATIO** WITH STAMPED CONCRETE FINISH. **BEAUTIFUL EXTERIOR WITH IRON** BALCONY THAT CONNECTS TO FRONT BEDROOMS. IN FLOOR HEATING, HEATED GARAGE FLOOR, APPLIANCES, **BEAUTIFUL KITCHEN CABINETS. 18' CEILINGS IN FRONT ENTRY & FAMILY** ROOM. QUARTZ COUNTERTOPS, BLACK EXTERIOR WINDOWS AND MANY MORE UPGRADES. BUYERS RESPONSIBLE TO FOLLOW THE ARCHITECTURAL



REQ.\$20000.

Built in 2024

## **Essential Information**

MLS® #	E4441000
Price	\$2,488,000
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	3,620
Acres	0.00
Year Built	2024
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

4715 Woolsey Common
Edmonton
Windermere
Edmonton
ALBERTA
AB
T6W 2E2

## Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Exterior Walls- 2"x6",		
	Hot Water Tankless, Patio, Television Connection, Vinyl Windows,		
	Walkout Basement, Wet Bar, HRV System, Natural Gas Stove Hookup		
Parking	Heated, Insulated, Underground, No Parking		

### Interior

Interior Features	ensuite bathroom		
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,		
	Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas,		
	Stove-Gas, Refrigerators-Two		
Heating	Forced Air-1, In Floor Heat System, Natural Gas		

Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

#### Exterior

Exterior	Wood, Stone, Stucco		
Exterior Features	No Back Lane, Park/Reserve, Playground Nearby, Public		
	Transportation, Schools, See Remarks		
Roof	Flat		
Construction	Wood, Stone, Stucco		
Foundation	Concrete Perimeter		

#### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	84
Zoning	Zone 56
HOA Fees	525
HOA Fees Freq.	Annually

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 August 28th, 2025 at 6:02pm MDT