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

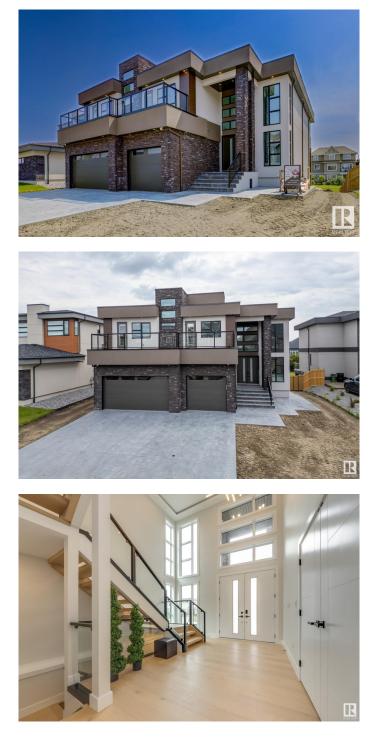
MLS® #E4441000

#### \$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 | 76             |
| Zoning         | Zone 56        |
| HOA Fees       | 525            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 20th, 2025 at 3:02am MDT