

## \$749,999 - 3209 Winspear Crescent, Edmonton

MLS® #E4424746

**\$749,999**

5 Bedroom, 4.00 Bathroom, 2,570 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Stunning custom-built Parkwood executive home in desirable Aurora, offering over 3,700 sq ft of developed living space and backing onto a peaceful walking trail. The open-concept main floor features soaring ceilings, a stylish gas fireplace, chef-inspired kitchen with a massive island, bedroom/office, den, formal dining, full bath, breakfast nook, walk-through pantry, and mudroom. Upstairs offers a spacious bonus room and 3 large bedrooms, including a luxurious primary suite with spa-like ensuite, walk-in closet, and private balcony overlooking the landscaped yard and green space. The fully finished 1,057 sq ft basement adds a 4th bedroom, full bath, expansive rec area with wet bar, fireplace, games area, and projector setup. Complete with a double attached garage and beautifully landscaped yard in a quiet, family-friendly neighborhood close to parks, schools, shopping, and major routes. Donâ€™t miss your chance to view this dream home!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4424746  |
| Price     | \$749,999 |
| Bedrooms  | 5         |
| 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      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garburator, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Projector |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| 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 | 56              |
| Zoning         | Zone 53         |
| HOA Fees       | 105             |
| HOA Fees Freq. | Annually        |



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Listing information last updated on May 3rd, 2025 at 9:17am MDT