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

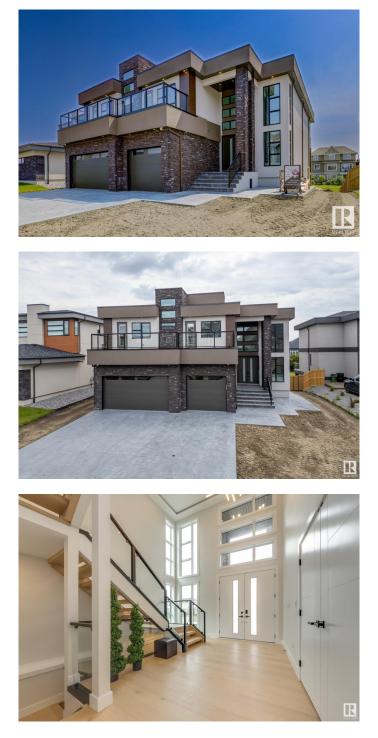
MLS® #E4441000

#### \$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	59
Zoning	Zone 56
HOA Fees	525
HOA Fees Freq.	Annually

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Listing information last updated on August 3rd, 2025 at 8:02am MDT