

# \$749,000 - 3104 Winspear Crescent, Edmonton

MLS® #E4424582

**\$749,000**

3 Bedroom, 3.50 Bathroom, 2,330 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Exquisite design, luxury finishes & recent updates make this Coventry-built home a highly sought-after property! Offering over 3300 sqft of livable space, this stunning home features a fully finished walk-out basement w/theatre room, sound system, gas F/P & access to a saltwater hot tub off lower deck. Situated on a massive corner pie lot, the south-west facing yard backs onto ponds/greenspace & is just steps away from schools, playgrounds & walking trails. Home is adorned w/warm neutral tones throughout, luxury vinyl plank flooring & premium Caesarstone quartz countertops. Hunter Douglas blinds, wrap-around deck, central A/C, heated garage, built-in speakers, fully wired w/Cat5 networking cable & office on the main level add to the home's modern conveniences. Great room boasts vaulted ceiling w/gas F/P & full-length marble stone. Outstanding kitchen is complemented by large centre island, farmhouse sink, abundance of cabinetry, SS appliances & a Bertazzoni 6-burner gas range w/custom hood fan. **MUST SEE!**

Built in 2012

## Essential Information

MLS® # E4424582

Price \$749,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,330                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3104 Winspear Crescent |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P3                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Tub, Patio, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Front Drive Access, Heated  |
| Is Waterfront  | Yes   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Mantel, Stone Facing   |
| Stories           | 3  |

Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Vinyl  
Exterior Features Backs Onto Lake, Corner Lot, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Private Setting, Schools, Shopping Nearby, Sloping Lot, View Lake, Partially Fenced  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary SHAUNA MAY SENECA K-9  
Middle SHAUNA MAY SENECA K-9  
High J. PERCY PAGE SCHOOL

### Additional Information

Date Listed March 7th, 2025  
Days on Market 6  
Zoning Zone 53  
HOA Fees 250  
HOA Fees Freq. Annually

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