

Courtesy Of Susan Sieg Of NOW Real Estate Group

## \$835,000 - 3134 Winspear Crescent, Edmonton

MLS® #E4445855

**\$835,000**

5 Bedroom, 3.50 Bathroom, 2,418 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to this beautifully maintained executive walkout 2-storey with 3,444 sq ft of living space and a stunningly landscaped yard with water fountain. This home offers 5 bedrooms, 3.5 baths, plus a main floor flex room (used as a 6th bedroom), office, and formal dining. Enjoy hardwood floors throughout and a gourmet chef's kitchen with quartz counters, gas cooktop, wall oven, and English Bay backsplash. The bright living room features a gas fireplace and opens to a large deck with views of the pond. Upstairs includes a bonus room with lots of windows and vaulted ceiling. The luxurious primary suite has a walk-in closet and spa-inspired ensuite with heated floors, dual sinks, jetted tub, and body spray shower. Walkout basement includes wet bar with granite counters, 2 large bdrms, rec room, 2nd laundry & plenty of storage. Beautiful backyard with newer hot tub and firepit area - great for entertaining! Oversized double attached garage with epoxy floor & cabinets complete this stunning home!

Built in 2013

### Essential Information

MLS® # E4445855

Price \$835,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,418
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3134 Winspear Crescent
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P3

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Fire Pit, Hot Tub, No Smoking Home, Walkout Basement, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached, Over Sized
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Wine/Beverage Cooler, Dryer-Two, Washers-Two, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	67
Zoning	Zone 53
HOA Fees	100
HOA Fees Freq.	Annually

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