

## \$775,000 - 3015 Winspear Common, Edmonton

MLS® #E4442253

**\$775,000**

3 Bedroom, 2.50 Bathroom, 2,482 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

You deserve the FREEDOM of a POND FACING lifestyle of this distinguished home laced with pride of ownership! Enjoy the south facing 7163 sqft PIE lot backyard with the greenest grass on a private IN ROAD cul-de-sac location. This beautiful home was designed & cared for to be LOVED! Featuring 2483 sqft above ground, 3 beds, Loft above , main flr DEN with 2.5 bath & double attached garage. The front living room has 18 ft ceilings with a back enclosed dining room. Plus 9 ft main flr & basement, hardwood floors, private gourmet kitchen w/ massive granite island, SS appliances with an Induction stove. Spacious nook with a desirable family room where you can appreciate the 27 feet interior width wall to wall. The upper flr features a primary bedroom with 5 pc ensuite, His & Her walk-in closets & an escape where you can enjoy the beautiful pond view EVERY DAY! Two other large bedrooms & 2 baths, upper laundry + loft w. metal railings. Basement ready for your creative touch. Close to schools, shoppes & Transit.

Built in 2012

### Essential Information

MLS® # E4442253

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,482                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3015 Winspear Common |
| Area        | Edmonton             |
| Subdivision | Walker               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 1P4              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Vaulted Ceiling, 9 ft. Basement Ceiling |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Park/Reserve, Public Transportation, Stream/Pond |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 53         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 15th, 2025 at 5:32am MDT