

# **\$1,400,000 - 4735 Woolsey Common, Edmonton**

MLS® #E4446465

**\$1,400,000**

6 Bedroom, 5.00 Bathroom, 3,385 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Executive living in Westpointe of Windermere. Fully finished walkout backing walkway. Steps to park, pond, ravine & river. Over 4800sf of total living space, turn key ready, upgraded throughout & shows pristine! 5 bedrooms +den, 5 bathrooms, oversized heated triple garage w/epoxy & multiple indoor/outdoor entertaining spaces. 19' foyer & gleaming handscraped hardwood floors welcomes you through an open floorplan w/sunny south exposure. Great room features a linear gas fireplace, double tray ceiling detail & floating decorative shelving. Chef's kitchen offers ample storage space, quartz counters, built-in appliances & walkthrough pantry. Spacious dining nook provides direct access to large balcony. Den for home office/studio doubles as a bedroom w/convenient 3pc bathroom. 9' ceilings on all 3 levels. Open tread staircase leads to 4 generous sized bedrms & 3 bathrooms. Walkout level is complete w/multiple recreation spaces, wetbar, 2 bedrms & 3pc bathrm. Improved landscaping & irrigation system. Shows a 10!

Built in 2018

## **Essential Information**

MLS® #	E4446465
Price	\$1,400,000



Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,385
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4735 Woolsey Common
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	5
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	St John XXIII/Daniel Wood
Middle	St John XXIII/Riverbend
High	Mother Margaret Mary

### Additional Information

Date Listed	July 8th, 2025
Days on Market	9
Zoning	Zone 56
HOA Fees	525
HOA Fees Freq.	Annually

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