

## \$795,000 - 3238 Winspear Crescent, Edmonton

MLS® #E4450672

**\$795,000**

4 Bedroom, 3.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Absolutely stunning, well-maintained home with high-end finishes, open-concept layout, fully developed walkout basement & breathtaking views of Aurora Lakes. Main floor offers 9'™ ceilings, flex room, dining area, powder room, great room, chef's island kitchen with granite countertops & French doors leading to a large Duradeck. Upper level features vaulted bonus room, full bath with granite & 3 spacious bedrooms including a luxurious primary suite with walk-in closet & spa-like ensuite—soaker tub, rain shower & body jets. Walkout basement includes 9'™ ceilings, 4th bedroom, rec room, fitness area, full bath, wet bar (convertible to kitchen), & French doors to a patio, hot tub & landscaped yard with gate to trails & Aurora Lakes. Garage is 24'x23', equipped with shelving, heater & drain. Enough space for your truck & SUV. Aurora lakes consist of 3 ponds serving as a tranquil haven for wildlife, created within a naturalized greenspace. Each pond is accented by gently illuminated fountains.

Built in 2015

### Essential Information

MLS® # E4450672

Price \$795,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,404                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3238 Winspear Crescent |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P2                |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Front Porch, Patio, Walkout Basement, Wet Bar |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached                                                                  |
| Is Waterfront  | Yes                                                                                     |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                       |
| Stories           | 3                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                     |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 53         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 6th, 2025 at 1:32pm MDT