

## **\$1,499,900 - 4745 Woolsey Common, Edmonton**

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MLS® #E4444403

**\$1,499,900**

5 Bedroom, 3.50 Bathroom, 3,160 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This stunning home offers 3,159 sqft plus a finished walkout basement, all connected by a private elevator from basement to second floor. Set on a large SW-facing pie lot backing a walking trail, it features a triple heated garage, zoned HVAC, and full irrigation. Inside, enjoy soaring ceilings, a showcase custom staircase, main floor den, and a bright, open layout. The gourmet kitchen includes a built-in eating nook and spice/prep kitchen. Upstairs offers 3 spacious bedrooms, a laundry room, and a luxurious primary suite with a spa-like en suite and walk-in closet. The walkout basement is home to a large rec room, plenty of storage, 2 additional bedrooms. Enjoy upper and lower decks while overlooking your beautiful yard. Central AC and Heated Garage! Just minutes to all amenities and walking distance to the river, parks and schools. Surround yourself with multimillion dollar homes - a rare find in a safe, family-friendly cul-de-sac!



Built in 2019

### **Essential Information**

MLS® #	E4444403
Price	\$1,499,900
Bedrooms	5
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	3,160
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4745 Woolsey Common
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B9

### Amenities

Amenities	Ceiling 10 ft., No Smoking Home, Walkout Basement
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	15
Zoning	Zone 56
HOA Fees	525
HOA Fees Freq.	Annually

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