

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 11:32pm MDT