

## \$719,900 - 3131 Winspear Crescent, Edmonton

MLS® #E4426168

**\$719,900**

5 Bedroom, 4.50 Bathroom, 2,607 sqft

Single Family on 0.00 Acres

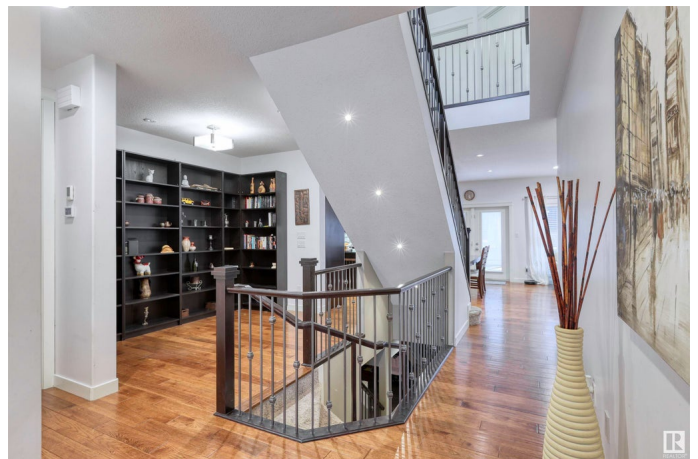
Walker, Edmonton, AB

Ideal multi-family layout! This exquisite 2-storey home in Walker offers 5 bedrooms and 4.5 bathrooms, including 2 large bedrooms with ensuites upstairs, a main floor bedroom with ensuite, plus 2 spacious bedrooms in the fully finished basement with a Jack & Jill bath. Each bedroom enjoys private access to a bathroom. The chef's kitchen boasts high-end appliances, a walk-in pantry, and an oversized island. Enjoy hardwood floors, high ceilings, upgraded railings, and a cozy gas fireplace. The QUADruple tandem garage features radiant heat—perfect for the car enthusiast. Two laundry areas and a basement dry bar add convenience. Both the ensuite and basement floors feature in-floor heating. Step outside to a large deck with BBQ gas line and a private HOT TUB. This home blends space, luxury, and functionality—perfect for extended or multi-generational families.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426168  |
| Price      | \$719,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.50      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,607                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3131 Winspear Crescent |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1P3                |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Tub, Hot Wtr Tank-Energy Star, Low Flow Faucets/Shower, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 7                                                                                                                                                                                                                                                                                                                                                                             |
| Parking        | Heated, Insulated, Over Sized, Quad or More Attached, Tandem                                                                                                                                                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Washer - Energy Star, Water Softener, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| Fireplaces        | Direct Vent, Mantel, Stone Facing                                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                                 |

**Exterior**

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                  |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | GeoJet                                                                                                                                                                                              |
| Roof              | Asphalt Shingles                                                                                                                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                                                  |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Shauna May Seneca School |
| Middle     | Holy Family              |
| High       | J H Picard               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 53          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 11:47am MDT