

## **\$2,488,000 - 4715 Woolsey Common, Edmonton**

MLS® #E4441000

**\$2,488,000**

5 Bedroom, 6.00 Bathroom, 3,620 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

BRAND NEW OVER 5000sq.ft OF LIVING SPACE, 2 STOREY LOCATED IN MOST SPECTACULAR WINDERMERE LOCATION. BEAUTIFUL PROPERTY WITH FLAT ROOF, WALKOUT BASEMENT, ELEVATOR w/4 STOPS INCLUDING THE GARAGE. MAIN FLOOR HAS LARGE BEDROOM/DEN, BATHROOM WITH BEAUTIFUL SHOWER, LIVING ROOM WITH EXCEPTIONAL DESIGNED FIREPLACE, KITCHEN, SPICE KITCHEN AND DECK THAT IS ACCESSIBLE FROM DINING ROOM AND DEN. UPPER FLOOR HAS 3 LARGE BEDROOMS WITH WALKING CLOSETS AND WASHROOMS, 4TH BEDROOM IS THE MASTER WITH STUNNING DESIGNED 5PC WASHROOM, WALK-IN CLOSET AND ACCESS TO BALCONY. BASEMENT HAS BEDROOM, FLEX ROOM, LARGE FAMILY ROOM AND BEAUTIFUL WET BAR. GROUND LEVEL HAS CONCRETE PATIO WITH STAMPED CONCRETE FINISH. BEAUTIFUL EXTERIOR WITH IRON BALCONY THAT CONNECTS TO FRONT BEDROOMS. IN FLOOR HEATING, HEATED GARAGE FLOOR, APPLIANCES, BEAUTIFUL KITCHEN CABINETS, 18' CEILINGS IN FRONT ENTRY & FAMILY ROOM. QUARTZ COUNTERTOPS, BLACK EXTERIOR WINDOWS AND MANY MORE UPGRADES. BUYERS RESPONSIBLE TO FOLLOW THE ARCHITECTURAL



REQ.\$20000.

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441000               |
| Price          | \$2,488,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 3,620                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 4715 Woolsey Common |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2E2             |

**Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, Patio, Television Connection, Vinyl Windows, Walkout Basement, Wet Bar, HRV System, Natural Gas Stove Hookup |
| Parking   | Heated, Insulated, Underground, No Parking  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Gas, Refrigerators-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |

|              |                       |
|--------------|-----------------------|
| Fireplace    | Yes                   |
| Fireplaces   | Mantel, Stone Facing  |
| Stories      | 3                     |
| Has Basement | Yes                   |
| Basement     | See Remarks, Finished |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Flat   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 70             |
| Zoning         | Zone 56        |
| HOA Fees       | 525            |
| 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 August 14th, 2025 at 1:18pm MDT