

# **\$1,400,000 - 4735 Woolsey Common, Edmonton**

MLS® #E4446465

**\$1,400,000**

6 Bedroom, 5.00 Bathroom, 3,385 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Executive living in Westpointe of Windermere. Fully finished walkout backing walkway. Steps to park, pond, ravine & river. Over 4800sf of total living space, turn key ready, upgraded throughout & shows pristine! 5 bedrooms +den, 5 bathrooms, oversized heated triple garage w/epoxy & multiple indoor/outdoor entertaining spaces. 19' foyer & gleaming handscraped hardwood floors welcomes you through an open floorplan w/sunny south exposure. Great room features a linear gas fireplace, double tray ceiling detail & floating decorative shelving. Chef's kitchen offers ample storage space, quartz counters, built-in appliances & walkthrough pantry. Spacious dining nook provides direct access to large balcony. Den for home office/studio doubles as a bedroom w/convenient 3pc bathroom. 9' ceilings on all 3 levels. Open tread staircase leads to 4 generous sized bedrms & 3 bathrooms. Walkout level is complete w/multiple recreation spaces, wetbar, 2 bedrms & 3pc bathrm. Improved landscaping & irrigation system. Shows a 10!

Built in 2018

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4446465    |
| Price  | \$1,400,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,385                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4735 Woolsey Common |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2B9             |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Walkout Basement, Wet Bar, See Remarks |
| Parking Spaces | 5                                                                                                                                       |
| Parking        | Triple Garage Attached                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                         |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                      |
| Fireplaces        | Stone Facing                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                            |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Cedar Shakes                                                                                                                   |
| Construction      | Wood, Stone, Stucco                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                             |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | St John XXIII/Daniel Wood |
| Middle     | St John XXIII/Riverbend   |
| High       | Mother Margaret Mary      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 56        |
| HOA Fees       | 525            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 2nd, 2025 at 2:17am MDT