

## \$729,900 - 3131 Winspear Crescent, Edmonton

MLS® #E4426168

**\$729,900**

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	\$729,900
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	42
Zoning	Zone 53
HOA Fees	100
HOA Fees Freq.	Annually

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