

## \$749,999 - 3209 Winspear Crescent, Edmonton

MLS® #E4424746

**\$749,999**

5 Bedroom, 4.00 Bathroom, 2,570 sqft  
Single Family on 0.00 Acres

Walker, Edmonton, AB

Stunning custom-built Parkwood executive home in desirable Aurora, offering over 3,700 sq ft of developed living space and backing onto a peaceful walking trail. The open-concept main floor features soaring ceilings, a stylish gas fireplace, chef-inspired kitchen with a massive island, bedroom/office, den, formal dining, full bath, breakfast nook, walk-through pantry, and mudroom. Upstairs offers a spacious bonus room and 3 large bedrooms, including a luxurious primary suite with spa-like ensuite, walk-in closet, and private balcony overlooking the landscaped yard and green space. The fully finished 1,057 sq ft basement adds a 4th bedroom, full bath, expansive rec area with wet bar, fireplace, games area, and projector setup. Complete with a double attached garage and beautifully landscaped yard in a quiet, family-friendly neighborhood close to parks, schools, shopping, and major routes. Don't miss your chance to view this dream home!



Built in 2016

### Essential Information

MLS® #	E4424746
Price	\$749,999
Bedrooms	5
Bathrooms	4.00

Full Baths	4
Square Footage	2,570
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3209 Winspear Crescent
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1S7

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garburator, Hood Fan, Oven-Microwave, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Projector
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Wood, Vinyl  
Exterior Features Fenced, Landscaped  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 8th, 2025  
Days on Market 42  
Zoning Zone 53  
HOA Fees 105  
HOA Fees Freq. Annually



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