



Edmonton **56 Windermere** **LP:** \$749,888
874 WINDERMERE WD NW NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4099133
Style:	2 Storey	Bdrms Above:	3
Year Built:	2013	Bdrms Total:	3
Full Baths:	2	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Unfinished
Tot A.G. SqFt:	2,505.86	Tot A.G. SqM:	232.80

Gorgeous Bedrock built 2-STOREY home BACKING ONTO LAKE in the exclusive community, ONE @ WINDERMERE...Owners spared no expense in this SUBSTANTIALLY-UPGRADED home. Beautiful SCRAPED HARDWOOD and TILE throughout the main, GRANITE in the KITCHEN and BATHROOMS, Coffered ceiling Dining Room, AIR-CONDITIONING, built-in 8-ZONE SPEAKER SYSTEM w/ all the controllers(\$35,000), STAINLESS STEEL appliances incl. DOUBLE-OVEN glass-top Stove & CEILING-HEIGHT CABINETS. Main floor features a DEN/OFFICE & inviting Family room w/ GAS-FIREPLACE. Master bedroom is a true escape, LARGE WALK-IN w/ CUSTOM CLOSET & spa like Ensuite features His-Her Sinks, Soaker Tub, walk-in shower & HEATED FLOORS! 2nd floor c/w 2 more Bedrooms, UPSTAIRS-LAUNDRY, & large bonus room. OVER-SIZED, HEATED GARAGE (24x26) w/ EPOXY-COATING, Hot & Cold taps w/ Floor Drain & loads of custom Cabinets. Beautifully landscaped yard overlooking the lake w/ PROFESSIONALLY DESIGN DECK & Outdoor Kitchen(+\$20,000). Enjoy gorgeous sunsets around your new FIRE-TABLE

Directions:

Virtual Tour: <https://www.youtube.com/watch?v=MvfaF22ZoWo&featur> **Brochure:** <https://www.youtube.com/watch?v=MvfaF22ZoWo&featur>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	1	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y		Fireplace Type: Tile Surround			Fireplace Fuel: Gas	Lowr:		
Parking:	Double Garage Attached						BIGd:		
Garage Dim:				Prk Encl/Ttl:	/		Total A.G.:	232.80	2,505.86

Living Room:	5.08 x 4.67	M	Master Bedroom:	4.83 x 4.39	U
Dining Room:	4.04 x 4.72	M	Bedroom 2:	3.51 x 3.84	U
Kitchen:	3.38 x 4.32	M	Bedroom 3:	3.38 x 3.28	U
Family Room:			Bedroom 4:		
Den:	3.2 x 3.15	M			
Bonus Room:	5.99 x 5.99	U			

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Programmable Thermostat, Vinyl Windows
Site Influences:	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Shopping Nearby, Stream/Pond, See Remarks		

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: constabledanielwoodall.eps **Jr. High School:** <http://riverbend.epsb.ca> **Sr High School:** www.osborneschool.ca

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	596.16	Lot Shape:	Pie Shaped	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	Southeast
Taxes:	\$5,632.74 2017	Local Improve:			