

## \$1,650,000 - 4306 Westcliff Landing, Edmonton

MLS® #E4428312

**\$1,650,000**

6 Bedroom, 6.50 Bathroom, 4,062 sqft

Single Family on 0.00 Acres

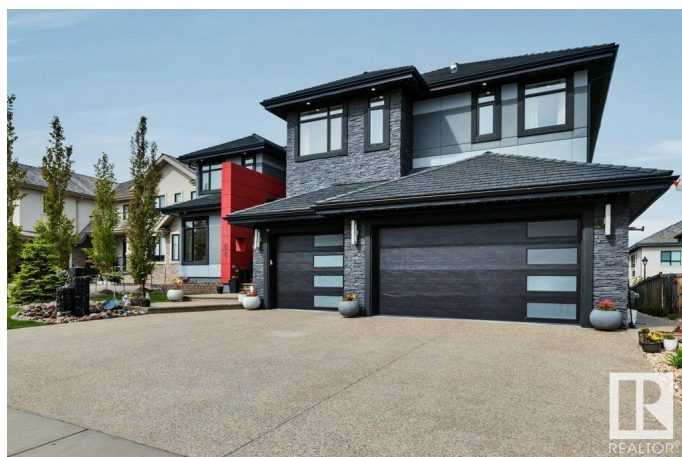
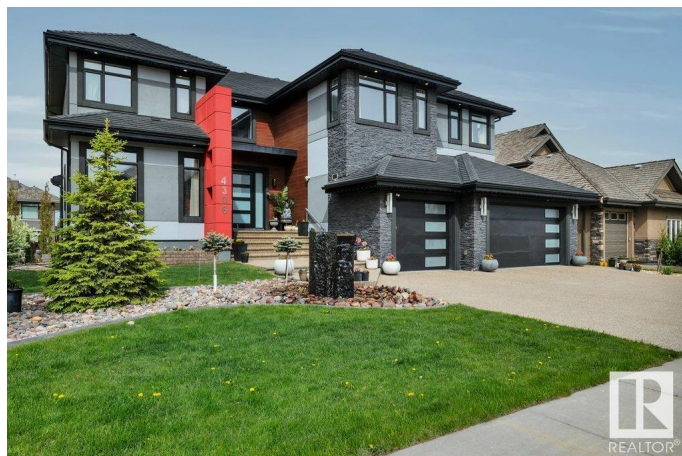
Windermere, Edmonton, AB

Welcome to Windermere! This custom-designed walkout mansion sits on an approx 8,000 sqft lot. It boasts 4,073 sqft + 1,800 bsmt sqft, 3-car attached garage, 5+1 bedrooms, 6.5 baths, and a finished walkout basement. Upon entering, you're greeted by gleaming tile floors, a formal living room with a feature wall, and views of walking paths. The formal dining room leads to a gourmet kitchen with custom cabinets, granite, SS appliances, a large island, and a second chef's kitchen. The main floor also includes a guest bedroom with full ensuite, a half bath, an office, and a large mudroom. The master suite features a spa-like ensuite, sitting area with rotating fireplace, wet bar, and huge walk-in closet. Upstairs, you'll find 3 bedrooms with Jack & Jill bath and custom storage, an additional 4-piece ensuite, a bonus room, and laundry. The fully finished basement includes a gym, theatre room, rec room, bar with decorative bottle feature, a bedroom with 3-piece ensuite, and a full bath.

Built in 2015

### Essential Information

MLS® #	E4428312
Price	\$1,650,000
Bedrooms	6



Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,062
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4306 Westcliff Landing
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y1

### Amenities

Amenities	Bar, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Parking-Extra, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Gas, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Const. Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	20
Zoning	Zone 56
HOA Fees	800
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 April 20th, 2025 at 2:02pm MDT