

## **\$1,898,000 - 18107 4 Avenue, Edmonton**

MLS® #E4421136

**\$1,898,000**

5 Bedroom, 3.50 Bathroom, 4,814 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Bespoke West Coast Contemporary design. Minimalistic clean lines filled w/natural light creating expansive spaces in this spectacular modern home. Private 1 acre treed lot, incredible landscaping offers a sense of serenity & harmony. Amazing space to hang special artwork. A timeless incomparable masterpiece. Yet this 5 bedroom home is so liveable w/2 separate wings for the bedrms. Backing onto a ravine running along the North Saskatchewan River in prestigious West Point Estates. Just minutes to all the conveniences of Windermere w/Farmers markets, eateries & boutique groceries. The home is ideal for those who entertain & for those who love the outdoors. The primary suite is breathtaking w/a sitting area w/equipped wetbar separated by a 2 sided maple FP. Features are too numerous but the highlights are the Rundlestone FP, Snaidero Italian kitchen, Artemide Italian lighting & Pennsylvania jet black slate floors. The outdoor beauty can be enjoyed from the expansive decks or the 4 season sunrm or 1 of 4 decks

Built in 1987

### **Essential Information**

MLS® #	E4421136
Price	\$1,898,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,814
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18107 4 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Tub, Skylight, Sunroom, Vaulted Ceiling, Wet Bar, See Remarks
Parking	Heated, Parking Pad Cement/Paved, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Hot Tub
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-
Roof	Cedar Shakes
Construction	Wood
Foundation	Concrete Perimeter

**School Information**

Elementary	DanielWoodall/StJohn
Middle	Riverbend/StJohn
High	MargaretArmour/MMM

**Additional Information**

Date Listed	February 11th, 2025
Days on Market	68
Zoning	Zone 56



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