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# **\$1,598,800 - 4703 Woolsey Common, Edmonton**

MLS® #E4444559

**\$1,598,800**

7 Bedroom, 6.50 Bathroom, 3,865 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere! This Luxury Mansion nestled in one of the most exclusive communities. With over 5,550 SQFT of fully finished living space, this architectural masterpiece features 7 bedrooms & 6.5 elegant bathrooms! Offering an expansive Open-Concept design featuring a family room with soaring 20-foot ceilings & floor-to-ceiling picture windows showcasing panoramic sky views. A formal dining room connects to the main floor PATIO for indoor-outdoor entertaining. The Gourmet Chef's Kitchen complete w/ highend appl. & central island/ BREAKFAST NOOK -features an adjacent SPICE KITCHEN for prep & storage! The living room, a bedroom w/ ensuite, 2-pc bath & living room complete the main flr! Upstairs offers 4 bedrooms incl.a Primary bdrm w/ 4-pc ensuite, WIC & PRIVATE BALCONY! A BONUS RM & laundry rm completes the upper floor! A WALKOUT BSMT features its own living quarters, offering a THEATRE ROOM & 2 BEDROOMS! Steps away fr the River Ridge Golf & Country Club & walking trails, schools & shopping!

Built in 2022

## **Essential Information**

MLS® #	E4444559
Price	\$1,598,800



Bedrooms	7
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	3,865
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4703 Woolsey Common
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E2

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Patio, See Remarks
Parking Spaces	8
Parking	Quad or More Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

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

### Additional Information

Date Listed	June 26th, 2025
Days on Market	40
Zoning	Zone 56
HOA Fees	525
HOA Fees Freq.	Annually

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