

# \$729,900 - 3015 Winspear Common, Edmonton

MLS® #E4443922

**\$729,900**

3 Bedroom, 2.50 Bathroom, 2,482 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

You deserve the FREEDOM of a POND FACING lifestyle of this distinguished home laced with pride of ownership! Enjoy the south facing 7163 sqft PIE lot backyard with the greenest grass on a private IN ROAD cul-de-sac location. This beautiful home was designed & cared for to be LOVED! Featuring 2483 sqft above ground, 3 beds, Loft above , main flr DEN with 2.5 bath & double attached garage. The front living room has 18 ft ceilings with a back enclosed dining room. Plus 9 ft main flr & basement, hardwood floors, private gourmet kitchen w/ massive granite island, SS appliances with an Induction stove. Spacious nook with a desirable family room where you can appreciate the 27 feet interior width wall to wall. The upper flr features a primary bedroom with 5 pc ensuite, His & Her walk-in closets & an escape where you can enjoy the beautiful pond view EVERY DAY! Two other large bedrooms & 2 baths, upper laundry + loft w. metal railings. Basement ready for your creative touch.

Built in 2012

## Essential Information

MLS® # E4443922

Price \$729,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,482
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3015 Winspear Common
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P4

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Tankless, Vaulted Ceiling, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, See Remarks, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Shauna May Seneca K-6
Middle	Shauna May Seneca K-6
High	Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	15
Zoning	Zone 53
HOA Fees	100
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 July 8th, 2025 at 8:02am MDT