



Edmonton 56 Windermere **LP: \$1,199,500**
18208 Ellerslie RD SW **SP:** **ACTIVE** M

List ID #: E4261148 **Type:** Detached Single Family
DOM: 0 **Style:** Bungalow
Rms Abv Gd: 11 **Year Blt:** 1998
Bedrms: **Above:** 4 **Ttl:** 4 **Basement:** Full
Baths: 2 / 1 **Bsmt Dev:** Unfinished
Total Flr (SF): 2,312.43 **Total Flr (M):** 214.83

Enjoy country living in the city on 1 acre with municipal water in Windermere! This Kimberly custom bungalow features 4 bedrooms, 3 bathrooms. Vaulted ceilings will greet you in the living room with windows looking to forest views. Create a formal dining room or a bright den space off your kitchen. Enjoy privacy with 2 bedrooms on each side of the home. Your primary bedroom features a custom walk in closet & 5pc ensuite. The kitchen comes equipped with newer stainless steel appliances including wall mount oven, electric range and custom pantry storage. Relax in your heated sunroom, entertain on your 3 level deck, grow veggies in your garden boxes or let your pet frolic in the fenced dog run. There is room for all your toys in the triple car garage with storage and a heated workshop. Located near both the Windermere Golf & CC and River Ridge Golf Course, the 2022 Keswick elem. school, great access to the Currents of Windermere and Anthony Henday.

Directions:

Virtual Tour: <https://vimeo.com/540427906> **Brochure:** <http://www.18208-EllerslieRoad-SW.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	30	negotiable	Level	Mtr2	SqFt	
Full Baths:	0	1	0	0	0	0	Occupancy:	Seller		Main:			
Ensuite		0	0	1	1	0				Upper:			
Add Rms:	0	Finished Lvl: 1						Garage Dim:			AbGd:	214.83	2,312.43
Fpl:	Yes	Fpl Fuel: Wood With Log Lighter						Elem Schl:	DanielWoodall,StJoh		Lowr:		
Fpl Type:	Glass Door, Mantel, Tile Surround							Jr High Schl:	Riverbend,StJohnXX		BIGd:	193.18	2,079.39
Parking:	Triple Garage Attached							High Schl:	Lill.Osborne,Margar		Total A.G.	214.83	2,312.43

Living Rm:		M	Master Bdrm:	4.88x4.27m	M	Breakfast Nook	3.05x2.09m	M
Dining Rm:	3.96x3.81m	M	Bedrm 2:	3.66x3.66m	M	Workshop	2.44x1.52m	M
Kitchen:	5.65x3.66m	M	Bedrm 3:	3.66x3.66m	M			
Family Rm:			Bedrm 4:	3.05x3.05m	M			
Den:			Laundry Room	1.52x1.22m	M			
Bonus Rm			Atrium	3.66x3.05m	M			

Flooring: Carpet, Ceramic Tile, Hardwood **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:** Paid For
Exterior: Stucco **Remodel:**
Site Infl: Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Park/Reserve, Private Setting, Schools, Shopping **Amen/Features:** Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Hot Water Natural Gas, Intercom, No Smoking Home, Skylight, Vinyl Windows, Wall Unit-Built-In
Goods Incl: Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Intercom, Microwave Hood Fan, Oven-Built-In, Refrigerator, Satellite TV Dish, Stove-Countertop Electric, **Restrict:** Restrictive Covenant-Bldg, Utility Right Of Way
Warranty:
Front Expos: South **Goods Excl:**
Prop Class: Single Family **Condo/HOA:** **Condo:** **HOA:**
Condo Name:
Prk Encl/TTL: 3 / /

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	RR
Conform:		Front Expos:	South
Taxes:	\$12,128.06	Tax Yr:	2020
		Local Improv:	/Yr: