



**Edmonton** **56 Windermere** **LP: \$1,075,000**  
 104 Windermere CR NW **SP:** **ACTIVE**

**Type:** Detached Single Family **Listing ID#:** E4141462  
**Style:** Bungalow **Bdrms Above:** 4  
**Year Built:** 1971 **Bdrms Total:** 5  
**Full Baths:** 3 **Basement:** Full  
**Half Baths:** 0 **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 1,800.82 **Tot A.G. SqM:** 167.30

STUNNING location for your dream home! Build a home that will forever have one of the most desirable locations in the city. Finding a lot with over an acre of mature trees close to the beauty of Edmonton's incredible river valley & only minutes from the city core is a rare occurrence. A heavily treed slice of ravine backs the property and a walk along the river is just a few minutes walk. Windermere continues to attract homes of greater value and is a perfect place to enjoy countryside living right in the heart of the city with amazing amenities nearby. This site is an incredible investment, with it's value set to grow long into the future. Currently there is a large bungalow on the land that is perfect to rent out or perhaps live in yourself as you execute the plans for your new build. Buy & hold or be ready for spring and enjoying some of Edmonton's finest sunsets from your deck by next summer. Call & arrange a visit to see if this might be the perfect place to build that amazing home you dream of!

**Directions:**

**Virtual Tour:** <https://youtu.be/4NZF-yXLwwg> **Brochure:** <http://www.104-WindermereCrescent.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	2						<b>AbGd:</b>	167.30	1,800.82
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>						<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Detached						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> /						<b>Total A.G.:</b>	167.30	1,800.82

<b>Living Room:</b>	M	<b>Master Bedroom:</b>	M
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	M
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	M
<b>Family Room:</b>	L	<b>Bedroom 4:</b>	M
<b>Den:</b>		<b>Bedroom</b>	B
<b>Bonus Room:</b>			

**Flooring:** Ceramic Tile, Hardwood, Laminate Flooring **Foundation:** Concrete  
**Construction:** Wood Frame **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles **Heat Source:** Natural Gas  
**Exterior:** Vinyl **Features:** Deck, No Smoking Home  
**Site Influences:** Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Not Fenced, Schools, Shopping Nearby, Treed Lot, Vegetable Garden

**Goods Included:** See Remarks **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** **Jr. High School:** **Sr High School:**

<b>Condo Name:</b>	<b>Condo Fee Incld:</b>
<b>Condo Fee:</b>	<b>HOA Fee:</b>
<b>Floor Location:</b>	<b>Floor Number:</b>
<b>Balcony/Terrace</b>	<b>Unit Exposure:</b>
	<b>HOA Fee Incl:</b>

**Total Lot M2:** 4,595.03 **Lot Shape:** Pie Shaped **Lot Dimen:**  
**Frontage:** **Depth:** **Zoning:**  
**Conform:** **Conform Yr:** **Front Expos:** Northeast  
**Taxes:** \$7,492.33 2019 **Local Improve:**