



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

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4150676
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 future build!. 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 & will forever have one of the most desirable locations in the city. 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. Large bungalow is mostly renovated & 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
Baths:	0	0	1	1	0	0	Main:		
Ensuite Baths:		0	1	0	0	0	Uppr:		
Finish Levels:	2						AbGd:	167.30	1,800.82
Fireplace Y/N:	Fireplace Type:						Lowr:		
Parking:	Double Garage Detached						BIGd:		
Garage Dim:	Prk Encl/Ttl: 2 / 10						Total A.G.:	167.30	1,800.82

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

Flooring:	Carpet, Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Vinyl	Features:	Closet Organizers, Deck, Fire Pit, Front Porch, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Infill Property
Site Influences:	Airport Nearby, Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Level Land, Partially Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Vegetable Garden, See Remarks	Restrictions:	None Known
Goods Included:	See Remarks		

Goods Excluded:

Warranty:

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

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

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