



Edmonton 56 Windermere

104 Windermere CR NW NW

LP: \$999,900

SP:



ACTIVE

Type: Detached Single Family
Style: Bungalow
Year Built: 1971
Full Baths: 3
Half Baths: 0
Tot A.G. SqFt: 1,800.82

Listing ID#: E4150676
Bdrms Above: 4
Bdrms Total: 5
Basement: Full
Bsmnt Dev: Fully Finished
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 and only minutes from the city core is a rare occurrence. This lot will forever have one of the most desirable locations in the city. 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 its value set to grow long into the future. The large bungalow is mostly renovated and perfect to rent out or perhaps live in yourself as you execute the plans for your new build. Buy and hold or be ready to enjoy some of Edmonton's finest sunsets from your deck by the summer. 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
Baths:	0	0	1	1	0	0
Ensuite Baths:		0	1	0	0	0
Finish Levels:	2					
Fireplace Y/N:	Fireplace Type:					
Parking:	Double Garage Detached					
Garage Dim:	Prk Encl/Ttl: 2 / 10					

	Level	SqM	SqFt
Main:			
Uppr:			
AbGd:		167.30	1,800.82
Lowr:			
BIGd:			
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
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
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

Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Closet Organizers, Deck, Fire Pit, Front Porch, No Smoking Home, Open Beam, Vaulted Ceiling, Vinyl Windows, Infill Property

Goods Included: See Remarks

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

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

Total Lot M2:
Frontage:
Conform:
Taxes: \$7,492.33 2019

Depth:
Conform Yr:
Lot Shape: Pie Shaped
Zoning:
Front Expos: Northeast
Local Improve:

Lot Dimen: