



**Edmonton** **56 Windermere** **LP: \$534,900**  
 17871 8 AV SW **SP:** 

**ACTIVE**

**Type:** Detached Single Family **Listing ID#:** E4166830  
**Style:** 2 Storey **Bdrms Above:** 3  
**Year Built:** 2015 **Bdrms Total:** 3  
**Full Baths:** 2 **Basement:** Full  
**Half Baths:** 1 **Bsmnt Dev:** Unfinished  
**Tot A.G. SqFt:** 2,321.90 **Tot A.G. SqM:** 215.71

IMMACULATE home with loads of pricey upgrades - ready for your family! Entertain in 2321 sq ft of luxury space, with a spectacular open floor plan w. dark hardwood. Everything in this home is "oversized", giving a generous, spacious feeling. The main floor has a large living room with fireplace and stunning kitchen with tray ceiling, granite island, corner pantry, custom backsplash & high end appliances. There is a dining area with door leading to the sunny yard. The main level also has a flex room with hardwood, ready to be used as a music room, home office or formal dining rm. There's a 1/2 bath and handy main floor laundry. Up the custom staircase to the master suite which will take your breath away - absolutely huge, with frosted glass french doors and the most luxurious ensuite, featuring large arched window, cabinets galore, granite, oversized shower, soaker tub, etc. Even the main bath has granite counters. The bonus room is gigantic w. vaulted ceiling, and there are 2 more bright bdrms upstairs.

**Directions:**

**Virtual Tour:** <https://youtu.be/YCSmwJDPZ-k> **Brochure:** <http://www.17871-8ave-SW.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	0	1	0	0	<b>Main:</b>	101.89	1,096.74
<b>Ensuite Baths:</b>		0	0	0	1	0	<b>Uppr:</b>	113.82	1,225.16
<b>Finish Levels:</b>	2						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>						<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>	6.40x5.79		<b>Prk Encl/Ttl:</b>		2 / 4		<b>Total A.G.:</b>	215.71	2,321.90

<b>Living Room:</b>	5.03x4.27	M	<b>Master Bedroom:</b>	4.88x4.88	U
<b>Dining Room:</b>	3.35x2.90	M	<b>Bedroom 2:</b>	3.66x3.35	U
<b>Kitchen:</b>	4.11x3.20	M	<b>Bedroom 3:</b>	3.66x3.66	U
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>	3.96x3.66	M	<b>Laundry Room</b>	1.52x1.52	M
<b>Bonus Room:</b>	4.88x4.57	U			

**Flooring:** Carpet, Ceramic Tile, Hardwood **Foundation:** Concrete  
**Construction:** Wood Frame **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles **Heat Source:** Natural Gas  
**Exterior:** Stone, Vinyl **Features:** Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling  
**Site Influences:** Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer **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:** 415.29 **Lot Shape:** Rectangular **Lot Dimen:**  
**Frontage:** **Depth:** **Zoning:**  
**Conform:** **Conform Yr:** **Front Expos:** North  
**Taxes:** \$4,695.25 2018 **Local Improve:**