

Courtesy Of Mani Bagga Of Royal Lepage Magna

## \$698,800 - 3015 Winspear Common, Edmonton

MLS® #E4452769

**\$698,800**

4 Bedroom, 2.50 Bathroom, 2,479 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Welcome to Aurora in Walker! Welcome to this elegant home offering 2,482+ sqft of beautifully designed living space featuring 4 total bedrooms & 2.5 baths this home is nestled on a desirable PIE-SHAPED LOT & minutes walk to a MAN-MADE LAKE & scenic walking paths! Step inside to the 18-FOOT CEILINGS in the living room flowing effortlessly to the family room, complete w/ a gas fireplace & picture windows overlooking the fully fenced backyard! The heart of the home is the Gourmet Chef's Kitchen, featuring stainless steel appliances, custom cabinetry & a sunlit BREAKFAST NOOK! The dining room opens onto a spacious deck & fully fenced backyard. Upstairs features a bonus room/loft, Primary suite offering a LAKE VIEW, HIS & HERS WALK-IN-CLOSET, 5-PC Spa like ensuite w/ his & hers vanity! 2 spacious add. rooms, common bath & laundry finish the 2nd flr! The basement of over 1,099 sqft is ready for your custom development. Ideally located just minutes to the lake, walking trails, schools, shopping & transportation!

Built in 2012

### Essential Information

MLS® # E4452769

Price \$698,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,479
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3015 Winspear Common
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1P4

### **Amenities**

Amenities	Ceiling 9 ft.
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Shauna May Seneca School
Middle	Jan Reimer School
High	Dr. Francis Whiskey Jack

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	9
Zoning	Zone 53
HOA Fees	100
HOA Fees Freq.	Annually

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