

# \$1,499,900 - 4745 Woolsey Common, Edmonton

MLS® #E4436639

**\$1,499,900**

5 Bedroom, 3.50 Bathroom, 3,160 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

This stunning home offers 3,159 sqft plus a finished walkout basement, all connected by a private elevator from basement to second floor. Set on a large SW-facing pie lot backing a walking trail, it features a triple heated garage, zoned HVAC, and full irrigation. Inside, enjoy soaring ceilings, a showcase custom staircase, main floor den, and a bright, open layout. The gourmet kitchen includes a built-in eating nook and spice/prep kitchen. Upstairs offers 3 spacious bedrooms, a laundry room, and a luxurious primary suite with a spa-like en suite and walk-in closet. The walkout basement is home to a large rec room, plenty of storage, 2 additional bedrooms. Enjoy upper and lower decks while overlooking your beautiful yard. Central AC and Heated Garage! Just minutes to all amenities and walking distance to the river, parks and schools. Surround yourself with multimillion dollar homes - a rare find in a safe, family-friendly cul-de-sac!

Built in 2019

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4436639    |
| Price     | \$1,499,900 |
| Bedrooms  | 5           |
| Bathrooms | 3.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,160                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4745 Woolsey Common |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2B9             |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Ceiling 10 ft., No Smoking Home, Walkout Basement |
| Parking Spaces | 6                                                 |
| Parking        | Triple Garage Attached                            |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                               |
| Fireplaces        | Mantel                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Stucco      |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 56        |
| HOA Fees       | 525            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 16th, 2025 at 7:17am MDT