

## **\$759,900 - 3203 Winspear Crescent, Edmonton**

MLS® #E4449835

**\$759,900**

6 Bedroom, 3.50 Bathroom, 2,624 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This gorgeous 2 story home is in SW Edmonton Aurora Walker Neighbourhood! featuring 3 bedroom upstairs and 1 bedroom on main level and has 2.5 washrooms include spacious 5 pc En-suite. The kitchen will sweep you off your feet! Featuring updates throughout such as granite counter tops ,soft close cabinets ,pod lights and very spacious granite island for your work space along with 3 chair sitting space. You will get good dining area for those dinner nights. This house will surely impress with central Air-conditioning ,central vacuum system and insulated heated double car garage. As soon as you access the second story the Huge bonus room is sure to grab your attention. you will find an open living area ,vaulted ceiling ,2 bedrooms ,and an expansive primary bedroom with a 5 pc En-suite bath and a walk in closet when you first enter. New Separate entrance to the Fully Finished LEGAL basement Suite with 2nd kitchen 2 bedrooms, Full washroom and living room. 2nd new furnace for basement.

Built in 2015

### **Essential Information**

MLS® # E4449835

Price \$759,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,624                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3203 Winspear Crescent |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1S7                |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached, Heated, Insulated, Over Sized                                |

### Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Vacuum System Attachments, Washer, Water Distiller, Water Softener, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 106             |
| Zoning         | Zone 53         |
| HOA Fees       | 100             |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 11:32am MST