

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 w/ 4 total bedrooms & 2.5 baths 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, 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! Great Room TV included!

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 | 63                |
| Zoning         | Zone 53           |
| HOA Fees       | 100               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 15th, 2025 at 5:32am MDT