

## \$749,900 - 3167 Winspear Crescent, Edmonton

MLS® #E4460851

**\$749,900**

3 Bedroom, 2.50 Bathroom, 2,713 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

This ideal home is located a CUL-DE-SAC in the family-oriented community of WALKER. This home has over 2700 square feet of living space! When entering this home, you come to a large living area featuring 9'• CEILINGS, engineered HARWOOD and a GAS FIREPLACE, a spacious dining area and an ideal kitchen with all your essential STAINLESS-STEEL appliance, GRANITE countertops, BREAKFAST ISLAND, WALK-THROUGH PANTRY. Walk up the CURVED staircase and the upper level feature a large BONUS ROOM and UPPER-LEVEL laundry. The master bedroom has a WALK-IN CLOSET and a large ENSUITE BATHROOM with soak tub. There are two additional spacious bedrooms and a full bathroom. The partially finished basement is framed for another bedroom, future bathroom and a large space for your personal touch. Enjoy the convenience of an oversized DOUBLE GARAGE and the summer in FENCED private backyard featuring a DECK. This home is close to all amenities including parks, trails, schools, shopping, restaurants, and public transportation.

Built in 2014

### Essential Information

MLS® #

E4460851



|                |                        |
|----------------|------------------------|
| Price          | \$749,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,713                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3167 Winspear Crescent |
| Area        | Edmonton               |
| Subdivision | Walker                 |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 1S8                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Partially Finished                                                         |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 53           |
| HOA Fees       | 105               |
| 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 1st, 2025 at 10:32pm MDT