

## \$2,490,000 - 18420 8a Avenue, Edmonton

MLS® #E4418306

**\$2,490,000**

4 Bedroom, 3.00 Bathroom, 3,918 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Ostentatious living may appeal to some people. You, however, value privacy as a luxury. You yearn for a connection to nature. You treasure rare experiences & beautiful memories with your loved ones. Reward yourself for a lifetime of achievement. This 3900sf Canmore-style custom-built luxury home is situated on a spectacular 5 acre lot, discreetly accessed by a private gate that brings you down a secluded road leading to one of the most beautiful natural river valley views. The home features soaring ceilings, rustic mountain charm, a walk-out basement & a renovated primary ensuite. Your home overlooks the tree-lined river valley with the Windermere golf course in the distance. The huge property has a horse barn that can be transformed into a workshop or studio. A rare chance to enjoy the unique lifestyle of acreage-living with the convenience of being in the city. Whether you seek a redevelopment opportunity or wish to further personalize this majestic country-style home, you will be handsomely rewarded.

Built in 1975

### Essential Information

MLS® #	E4418306
Price	\$2,490,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,918
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18420 8a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A5

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Vaulted Ceiling, See Remarks
Parking	Heated, Over Sized, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Gated Community, Golf Nearby, Hillside, Landscaped, Park/Reserve, Public Transportation, Ravine View,

River Valley View, River View, Schools, Shopping Nearby, See Remarks

Roof	Cedar Shakes
Construction	Wood
Foundation	Concrete Perimeter

### School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School (gr.7-9)
High	Lillian Osborne (gr.10-12)

### Additional Information

Date Listed	January 16th, 2025
Days on Market	92
Zoning	Zone 56

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 April 18th, 2025 at 7:32pm MDT