

## \$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            |

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Listing information last updated on April 18th, 2025 at 9:47am MDT