

\$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 | 167 |
| 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 July 2nd, 2025 at 4:47am MDT