

## \$915,000 - 3450 West Landing, Edmonton

MLS® #E4457040

**\$915,000**

4 Bedroom, 3.50 Bathroom, 2,667 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautiful 2-storey walkout backing onto a tranquil pond in sought-after Windermere! With 2,666 sqft plus a fully finished 1,311 sqft walkout basement, this 4 bedroom, 4 bathroom home offers exceptional space for the whole family. The main floor boasts a private office, elegant living room with a 2-way stone fireplace, and an open concept kitchen and dining area perfect for entertaining. Upstairs features a spacious bonus room, 2 bedrooms, a 4pc main bath, and the impressive primary suite with a 5pc ensuite and large walk-in closet. The bright walkout basement adds a 4th bedroom, 4pc bath, rec room (w/ built in speakers), gym space and den with direct access to a covered patio and landscaped, fenced yard backing the pond. Enjoy stunning views year-round in a home designed for both comfort and function. Close to premier schools, shopping, trails, and all amenities with quick access to Anthony Henday and Terwillegar Drive. A true family home in a fantastic location!

Built in 2010

### Essential Information

MLS® # E4457040

Price \$915,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,667                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3450 West Landing |
| Area        | Edmonton          |
| Subdivision | Windermere        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0T4           |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Curtains and Blinds |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                      |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Double Sided, Stone Facing                                                                                           |
| Stories           | 3                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend School         |
| High       | Lillian Osbourne School  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 59                   |
| Zoning         | Zone 56              |

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Listing information last updated on November 8th, 2025 at 6:17pm MST