

# \$1,125,000 - 4413 Westcliff Close, Edmonton

MLS® #E4443250

**\$1,125,000**

6 Bedroom, 3.50 Bathroom, 2,838 sqft

Single Family on 0.00 Acres

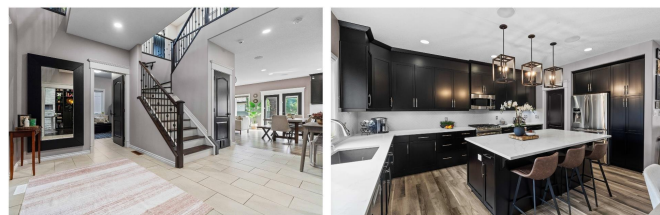
Windermere, Edmonton, AB

Experience elevated family living in this beautifully upgraded home that perfectly balances luxury and practicality. Situated on a sprawling south-facing lot, the backyard is built for year-round enjoyment with Trex decking, a premium hot tub, a dedicated children's play area, and low-maintenance landscaping—ideal for entertaining or relaxing in comfort. Inside, the heart of the home is a chef's kitchen that opens seamlessly to the spacious family room and backyard—perfect for effortless hosting. With 6 bedrooms, a fully equipped home gym, a large office, and an impressive owner's retreat complete with a private balcony and spa-like ensuite, this home offers space and sophistication in every detail. Endless recent upgrades make this property truly better than new—thoughtfully designed, meticulously maintained, and move-in ready. Located in the desirable Upper Windermere community with access to a private residents-only clubhouse featuring a pool and skating rink.

Built in 2013

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4443250    |
| Price    | \$1,125,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,838                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4413 Westcliff Close |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 2L2              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Car Wash, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Front Porch, Hot Wtr Tank-Energy Star, Insulation-Upgraded, No Smoking Home, Parking-Plug-Ins, Patio, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher - Energy Star, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator-Energy Star, Storage Shed, Stove-Gas, Washer, Water Softener, Window Coverings, Hot Tub |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, Vegetable Garden, See Remarks |
|-------------------|--|

|                 |            |
|-----------------|------------|
| Lot Description | pie shaped |
|-----------------|------------|

|      |              |
|------|--------------|
| Roof | Cedar Shakes |
|------|--------------|

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
|--------------|---------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                   |
|------------|-------------------|
| Elementary | Constable Woodall |
|------------|-------------------|

|        |                   |
|--------|-------------------|
| Middle | Riverbend Jr High |
|--------|-------------------|

|      |                  |
|------|------------------|
| High | Lillian Osbourne |
|------|------------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 56 |
|--------|---------|

|          |      |
|----------|------|
| HOA Fees | 1080 |
|----------|------|

|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

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Listing information last updated on June 21st, 2025 at 10:47am MDT