

## \$2,850,000 - 4809 Woolsey Lane, Edmonton

MLS® #E4463911

**\$2,850,000**

6 Bedroom, 5.50 Bathroom, 4,343 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Contemporary & modern WALKOUT CUSTOM MANSION in prestigious Westpointe backing onto green space with stunning views. COMBINED 6500+ sq.ft of total living space with HEATED TRIPLE GARAGE. Formal dining and living room on main with sep. entry. Features 6 beds + 13<sup>th</sup> ceiling bonus room, 6 baths, fully finished walkout bsmt, 10<sup>th</sup> ceilings on main & 2nd, glass rails, waterfall feature wall, Control4 automation throughout, porcelain & quartz ctps, DUAL A/C, 4X2 TILES ON MAIN & BASEMENT W/INFLOOR HEATING. Ultra-modern kitchen with Dacor SS appliances, spice kitchen, 4X4 ELEVATOR, island & nook to covered deck. Dual masters with 5pc ensuites, STEAM SHOWERS & FP walls, 2 add<sup>l</sup> beds, 4pc bath, laundry with sink, flex/prayer room. Bsmt offers 1 bed, 1 bath, theatre under garage with bar, gym, office with glass, huge rec room & HEATED STAMPED DRIVEWAY

Built in 2023

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4463911    |
| Price      | \$2,850,000 |
| Bedrooms   | 6           |
| Bathrooms  | 5.50        |
| Full Baths | 5           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 4,343                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4809 Woolsey Lane |
| Area        | Edmonton          |
| Subdivision | Windermere        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 2B9           |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Ceiling 10 ft., Deck, Exercise Room, Fire Pit, Guest Suite, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Walkout Basement, Wet Bar, HRV System, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                                                                                                                                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Vacuum Systems, Washer, Water Softener, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Projector, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                       |
| Fireplaces        | Glass Door                                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Commercial, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Stone, Stucco                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 56            |
| HOA Fees       | 550                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 4th, 2025 at 9:02am MST