

## \$849,000 - 3509 West Place, Edmonton

MLS® #E4463864

**\$849,000**

3 Bedroom, 2.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Step into modern elegance in this 1630sqft spacious bungalow in Windermere with 10-ft ceilings, massive windows, & rich hardwood flooring that fill the open-concept main level with natural light. The chef's kitchen boasts granite countertops, a large island, a walk-in pantry, and seamless flow into the dining and living areas – perfect for family gatherings. The primary suite features a luxurious 5-piece floor-heated ensuite & spacious walk-in closet for ultimate comfort. Enjoy 2 living spaces – an inviting family room on the main floor and a fully finished basement of 1530sqft B.G. with a massive rec area, two bedrooms, & full bath – ideal for guests, or extended family. Step outside to your huge deck overlooking a beautifully fenced & landscaped backyard with a shed + double garage attached perfect for relaxing or summer BBQs. Located in desirable Windermere, you'll love being close to top-rated schools, shopping at Currents of Windermere, scenic walking trails, and easy access to Anthony Henday Drive.

Built in 2013

### Essential Information

MLS® # E4463864

Price \$849,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,630                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3509 West Place |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0T6         |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, See Remarks, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Mantel, Stone Facing                                                       |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 56            |

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Listing information last updated on November 8th, 2025 at 12:47pm MST