

# **\$1,385,000 - 3438 West Landing, Edmonton**

MLS® #E4465063

**\$1,385,000**

5 Bedroom, 4.00 Bathroom, 3,346 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

**POND VIEWS, WALKOUT BASEMENT WITH SEPARATE ENTRANCE, TRIPLE GARAGE!**

This spacious 3,346 sqft 5-bedroom, 5-bath (3 full + 2 half) 2-storey backs onto the pond and offers a perfect choice for those wanting luxury, gorgeous views and a separate lower level home office or second in-law living space. Enter to a gorgeous main floor living area featuring a living room with fireplace, luxury kitchen with heated floor, triple islands, walk-in pantry (could be a small second kitchen!), plus dining room that fits 20 people! Upstairs, the bonus room has a full wet bar, there is a massive primary bedroom with balcony and pond views, plus 2 additional bedrooms, laundry, and full bath. The finished basement provides endless opportunities with heated epoxy floor, a spacious bedroom, full bath with steam shower, living area with kitchenette, and extra rooms.

Low-maintenance landscaping with turf & perennials. Walk to K-6 school, quick access to shopping, groceries, Currents of Windermere, and the Henday! Welcome home!

Built in 2010

## **Essential Information**

MLS® # E4465063

Price \$1,385,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 3,346                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3438 West Landing |
| Area        | Edmonton          |
| Subdivision | Windermere        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 0T4           |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Closet Organizers, Deck, Patio, Walkout Basement, Wet Bar |
| Parking Spaces | 6                                                                                              |
| Parking        | Triple Garage Attached                                                                         |
| Is Waterfront  | Yes                                                                                            |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Microwave Hood Fan, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                      |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                      |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Vinyl

Exterior Features        Backs Onto Lake, Fenced, Landscaped, No Back Lane, Playground  
Nearby, Public Transportation, Schools, Shopping Nearby, View Lake

Roof                            Asphalt Shingles

Construction              Wood, Brick, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                November 7th, 2025

Days on Market          9

Zoning                      Zone 56

HOA Fees                  220.5

HOA Fees Freq.        Annually

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 November 16th, 2025 at 8:17am MST