

## \$2,380,000 - 18420 8a Avenue, Edmonton

MLS® #E4450442

**\$2,380,000**

4 Bedroom, 3.00 Bathroom, 3,918 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Unmatched development opportunity in one of Edmonton's most prestigious river valley corridors. Set on 5 gated acres with panoramic views of the North Saskatchewan River Valley and Windermere Golf Club, this elevated parcel offers rare privacy and natural beauty. The 3900+ sq ft rustic mountain-style home features vaulted ceilings, timber accents, a walk-out basement, and renovated primary ensuite. Ideal for renovation, expansion, or full redevelopment—create a signature estate, luxury compound, or generational retreat. A July 2025 geotechnical report confirms slope stability and supports new construction at the current building site, offering builders confidence to proceed. Mature trees, open lawns, and forested trails surround you yet you're minutes to Windermere's elite schools, shops, and golf. Includes triple garage, barn/studio, and endless outdoor potential. A truly rare offering for visionaries seeking privacy, prestige, and architectural possibility.

Built in 1975

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4450442    |
| Price    | \$2,380,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 3,918                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18420 8a Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1A5         |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Vaulted Ceiling, See Remarks |
| Parking   | Heated, Over Sized, Triple Garage Attached, See Remarks                                                |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                            |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Fenced, Gated Community, Golf Nearby, Hillside, Landscaped, Park/Reserve, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Cedar Shakes       |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Constable Daniel Woodall   |
| Middle     | Riverbend School (gr.7-9)  |
| High       | Lillian Osborne (gr.10-12) |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 56         |

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 September 1st, 2025 at 2:17pm MDT