

## **\$3,200,000 - 11 Wellington Crescent, Edmonton**

MLS® #E4430590

**\$3,200,000**

4 Bedroom, 4.50 Bathroom, 5,062 sqft

Single Family on 0.00 Acres

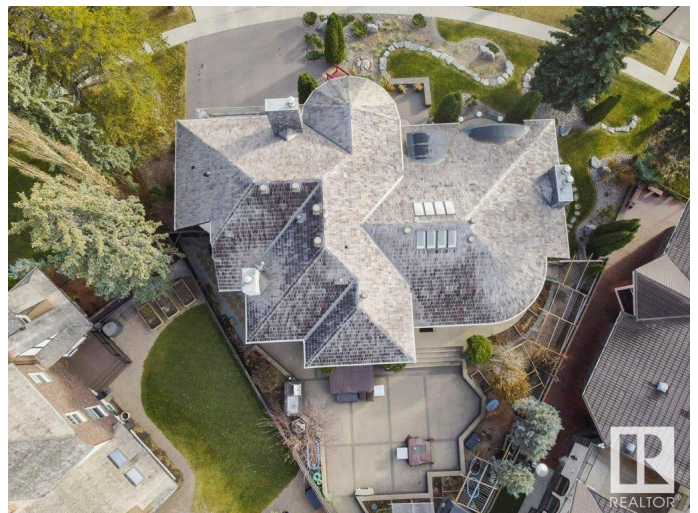
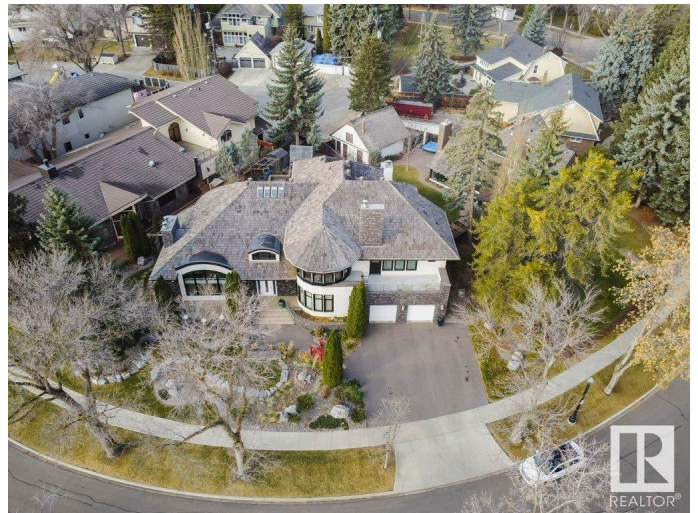
Glenora, Edmonton, AB

Success rewarded Located in the heart of Old Glenora, this remarkable custom built 7567 total sq ft home boasts panoramic river and river valley views. The custom built home features exceptional attention to detail and is a very rare find. The main floor boasts a large foyer, separate formal dining room and a generous sized living room with fireplace, private study with fireplace, 2 piece powder room and laundry area. The dramatic second level has a loft landing, a magnificent master bedroom complete with an attached exercise room, his and her separate bathrooms with steam shower and whirlpool tub and large walk-in closets Two large bedrooms each with a private ensuite bath complete the upper floor. Also completely developed, the lower level features a recreation room with fireplace, theatre room, 4th bedroom and a 3 piece bath. New windows and new roof were recently installed. Make the move to this fabulous neighbourhood and live the dream in Old Glenora.

Built in 1992

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4430590    |
| Price    | \$3,200,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 5,062                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11 Wellington Crescent |
| Area        | Edmonton               |
| Subdivision | Glenora                |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5N 3V2                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Closet Organizers, Detectors Smoke, Patio, Sprinkler Sys-Underground |
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Compactor, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby |
| Roof              | Cedar Shakes  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 65               |
| Zoning         | Zone 11          |

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 June 16th, 2025 at 12:17am MDT