

# **\$1,375,000 - 672 180 Street, Edmonton**

MLS® #E4440701

**\$1,375,000**

3 Bedroom, 2.50 Bathroom, 2,521 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Former Caritas Lottery Grand Prize Home backing green space! This exceptionally built home offers 4,300sqft of living space in Windermere blending luxury, functionality & designer touches! Professionally landscaped w/ a west-facing yard, it features an oversized 3-car garage w/ epoxy floors, storage systems, wall heaters & hot/cold taps. Inside, the main floor boasts soaring 12'™ ceilings, a grand entrance, heated tile, built-in speakers, and a gourmet kitchen with Sub-Zero/Wolf appliances, 2-tier island, walk-in pantry, and a dual-sided fireplace shared with the great room. Walk out to the covered deck with built-in BBQ & cooktop. The stunning owner's™ suite offers a double-sided fireplace, soaker tub, spa shower, private balcony & stacked W/D. Floating stairs lead to a walkout basement with theatre, gym, bar, 2 beds w/ WICs, 2nd laundry, and covered patio. A/C, alarm, structural warranty to Jan 2026. So much to offer, close to all amenities - A true one-of-a-kind!

Built in 2015

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4440701    |
| Price    | \$1,375,000 |
| Bedrooms | 3           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,521                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 672 180 Street |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2S8        |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Patio, Walkout Basement, Wet Bar |
| Parking Spaces | 6                                                                                           |
| Parking        | Heated, Insulated, Triple Garage Attached                                                   |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                      |
| Fireplaces        | Double Sided                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                           |

### Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 56        |

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Listing information last updated on June 15th, 2025 at 10:17am MDT