

## \$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	29
Zoning	Zone 11

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