



Edmonton Alberta

\$2,380,000

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. (id:6769)

Family room 6.85 m X 4.31 m

Bedroom 4 4.47 m X 2.97 m

Living room 7.28 m X 4.77 m

Dining room 5.46 m X 3.96 m

Kitchen 5.08 m X 4.92 m

Den 8 m X 2.28 m

Primary Bedroom 6.45 m X 5.71 m

Bedroom 2 4.14 m X 2.48 m

Bedroom 3 3.53 m X 2.69 m

Bonus Room 7.28 m X 4.49 m

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

<http://www.edmontonhomepros.ca/>



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