

\$2,380,000 - 18420 8a Av Sw, Edmonton

MLS® #E4450442

\$2,380,000

4 Bedroom, 4.00 Bathroom, 3,918 sqft
Single Family

Windermere, Edmonton, Alberta

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:6289)

Built in 1975

Essential Information

Listing #	E4450442
Price	\$2,380,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2



Square Footage	3,918
Year Built	1975
Type	Single Family
Sub-Type	Freehold

Community Information

Address	18420 8a Av Sw
Subdivision	Windermere
City	Edmonton
Province	Alberta
Postal Code	T6W1A5

Amenities

Amenities	Park, Golf Course, Public Transit, Schools, Shopping
Features	Hillside, See remarks, Ravine, Park/reserve, Closet Organizers, No Smoking Home
Parking	Attached Garage, Heated Garage, Oversize, See Remarks
# of Garages	1
View	Ravine view, Valley view

Interior

Appliances	Dishwasher, Dryer, Oven - Built-In, Refrigerator, Stove, Washer, Window Coverings
Heating	Baseboard heaters, Hot water radiator heat
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	RE/MAX Excellence
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