

\$2,380,000 - 18420 8a Avenue, Edmonton

MLS® #E4450442

\$2,380,000

4 Bedroom, 3.00 Bathroom, 3,918 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

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.

Built in 1975

Essential Information

MLS® #	E4450442
Price	\$2,380,000
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,918
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	18420 8a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A5

Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, Vaulted Ceiling, See Remarks
Parking	Heated, Over Sized, Triple Garage Attached, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Gated Community, Golf Nearby, Hillside, Landscaped, Park/Reserve, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, See Remarks

Roof	Cedar Shakes
Construction	Wood
Foundation	Concrete Perimeter

School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School (gr.7-9)
High	Lillian Osborne (gr.10-12)

Additional Information

Date Listed	July 31st, 2025
Days on Market	28
Zoning	Zone 56

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 August 28th, 2025 at 7:17am MDT