

## \$2,750,000 - 112 Windermere Drive, Edmonton

MLS® #E4443646

**\$2,750,000**

4 Bedroom, 4.50 Bathroom, 3,354 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to your forever home on Windermere Dr. This stunning custom-built executive 2-storey residence backs onto the river valley, boasting panoramic west-facing views of the river, golf course, and surrounding nature. It's your own private paradise with the comforts of city living. From the majestic spruce trees that greet you, to the inviting covered porch stretching to the front door, nothing was overlooked—including the perfectly placed tire swing. Close your eyes and you can already hear the children's laughter that will echo through this home for years to come. Inside, the floor-to-ceiling windows immediately draw your gaze to that view—the one this home was purposefully designed to showcase from every room. Vaulted ceilings and a soaring central two-sided stone fireplace create a warm yet dramatic space. If ever a home was built to entertain and impress, this is it. The quality, craftsmanship, and attention to detail are second to none. And as for the rest, the photos say it all.

Built in 2008

### Essential Information

MLS® # E4443646

Price \$2,750,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,354                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 112 Windermere Drive |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0S4              |

### Amenities

|                |                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Tub, No Smoking Home, Patio, R.V. Storage, Sunroom, Vaulted Ceiling, Walkout Basement, Workshop |
| Parking Spaces | 8                                                                                                                                                                                     |
| Parking        | Quad or More Attached, RV Parking                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| Fireplaces        | Double Sided, Mantel, Stone Facing                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                  |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Brick, Hardie Board Siding

Exterior Features      Environmental Reserve, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Treed Lot

Roof                              Asphalt Shingles

Construction              Wood, Brick, Hardie Board Siding

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                 June 20th, 2025

Days on Market          120

Zoning                        Zone 56

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