# \$2,595,000 - 17 Windermere Drive, Edmonton

MLS® #E4459226

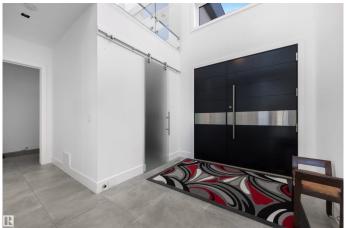
# \$2,595,000

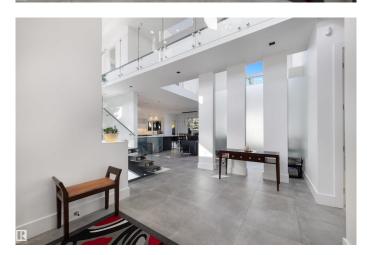
4 Bedroom, 5.50 Bathroom, 4,487 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

THIS IS MORE THAN A HOME - IT'S A STATEMENT. Perched on coveted WINDERMERE DRIVE, this architectural marvel delivers OVER 6,500 SQFT OF EXQUISITE LIVING SPACEâ€"a bold fusion of design, luxury, and lifestyle. Boasting 4 BEDROOMS, 6 BATHROOMS, and TWO SHOW-STOPPING ROOFTOP PATIOSâ€"one with a SWIM SPA OVERLOOKING THE RIVER. SOARING CEILINGS and OPEN-CONCEPT DREAM layout, with a sleek COFFEE BAR LOUNGE that sets the tone for sophistication. The chef's kitchen dazzles with MIELE APPLIANCES, SNEIDERO CABINETS and a SECOND FULL PREP KITCHEN. The FLOATING STAIRCASE guides you to the luxe primary suite, complete with a SPA-INSPIRED ENSUITE, and a JAW-DROPPING WALK-IN CLOSET. Exceptional features abound: TEMPERATURE-CONTROLLED WINE CELLAR, SPAIN PORCELAIN TILE, STEAM SHOWER, HOME GYM, THREE ECOSMART FIREPLACES, LUTRON SMART LIGHTING & SONOS SOUND SYSTEM, IN-FLOOR HEATING ON EVERY LEVEL, DUAL DOUBLE GARAGES WITH EPOXY FLOORS, SOLAR PANELS, COVERED DECK WITH BUILT-IN SCREENS, and \$270,000 IN AWARD-WINNING LANDSCAPING.







# **Essential Information**

MLS® # E4459226 Price \$2,595,000

Bedrooms 4

Bathrooms 5.50

Full Baths 5 Half Baths 1

Square Footage 4,487
Acres 0.00
Year Built 2018

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17 Windermere Drive

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0S2

#### **Amenities**

Amenities Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Detectors Smoke,

Dog Run-Fenced In, Exercise Room, Fire Pit, Hot Water Natural Gas, Pool-Outdoor, Smart/Program. Thermostat, Recreation Room/Centre, Sprinkler Sys-Underground, Wet Bar, Natural Gas BBQ Hookup, Solar

Equipment, Rooftop Deck/Patio

Parking Quad or More Attached

Has Pool Yes

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood

Fan, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Oven

Built-In-Two, Stove-Induction, Wet Bar

Heating Forced Air-2, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Vent Free

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Golf Nearby, Landscaped, Playground Nearby, Public Transportation,

Ravine View, Schools, Shopping Nearby, Private Park Access

Roof EPDM Membrane, Flat

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

# **School Information**

Elementary Constable Daniel Woodall

Middle Riverbend School

High Lillian Osborne School

# **Additional Information**

Date Listed September 24th, 2025

Days on Market 22

Zoning Zone 56

HOA Fees 1079

HOA Fees Freq. Annually

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 October 15th, 2025 at 10:02pm MDT