

## \$2,475,000 - 17 Windermere Drive, Edmonton

MLS® #E4459226

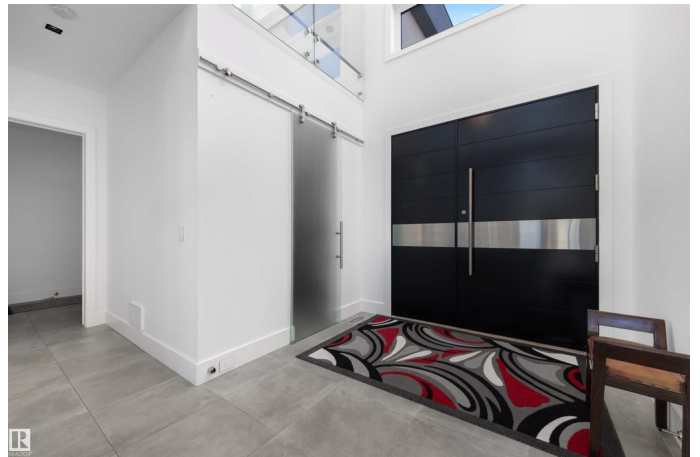
**\$2,475,000**

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 SPACE—a bold fusion of design, luxury, and lifestyle. Boasting 4 BEDROOMS, 6 BATHROOMS, and TWO SHOW-STOPPING ROOFTOP PATIOS—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.



Built in 2018

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459226               |
| Price          | \$2,475,000            |
| 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 | 35                   |
| 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 29th, 2025 at 6:17am MDT