# \$2,850,000 - 267 Windermere Drive, Edmonton

MLS® #E4397993

# \$2,850,000

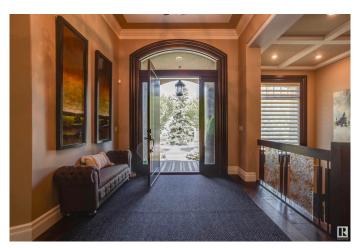
4 Bedroom, 4.50 Bathroom, 3,545 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Step into unparalleled luxury with this custom-built executive bungalow by Audie Benson Estate Homes. Exquisite millwork, coffered ceilings and dramatic lighting create a sense of sophistication. Perfect for entertaining and everyday living. The chef's kitchen, featuring high-end Wolf and Sub-Zero appliances and a butler's pantry, inspires culinary creativity. The primary suite is a luxurious sanctuary with a walk-in closet, steam shower, soaker tub that creates a true spa-like experience. The lower level, with in-floor heating, offers relaxation and entertainment with a theatre room, wine cellar, wet bar and fitness area. Outside, the landscaped yard, underground sprinklers, rock retaining walls, and artificial turf create a serene escape. The covered, heated patio allows for year-round enjoyment. An attached heated triple tandem garage with storage that will fit seven cars if lifts were added. This home exceeds expectations with its impeccable design and high-end finishes. No details were overlooked.







Built in 2013

# **Essential Information**

MLS® # E4397993 Price \$2,850,000 Bedrooms 4

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 3,545

Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 267 Windermere Drive

Area Edmonton

Subdivision Windermere

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0S4

#### **Amenities**

Amenities Air Conditioner, Barbecue-Built-In, Ceiling 10 ft., Closet Organizers,

Deck, Detectors Smoke, Exercise Room, Fire Pit, Wet Bar, See

Remarks

Parking Spaces 9

Parking Heated, Quad or More Attached

## Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Freezer, Hood Fan, Humidifier-Power(Furnace),

Vacuum System Attachments, Vacuum Systems, Water Softener, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, TV Wall

Mount

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

Fireplace Yes

Fireplaces Glass Door, Mantel, Stone Facing

Stories 2

Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby,

Schools, Shopping Nearby, See Remarks

Roof Cedar Shakes
Construction Wood, Stucco

Foundation Slab

## **School Information**

Elementary Abbot School K-6

Middle A Blair McPherson K-9

High Academy King Edward 3-12

#### Additional Information

Date Listed July 18th, 2024

Days on Market 274

Zoning Zone 56

HOA Fees 639

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 April 17th, 2025 at 11:17pm MDT