

Courtesy Of Jeremy J Amyotte Of Real Broker

# \$3,485,000 - 188 Windermere Drive, Edmonton

MLS® #E4409513

**\$3,485,000**

4 Bedroom, 4.50 Bathroom, 3,645 sqft  
Single Family on 0.00 Acres

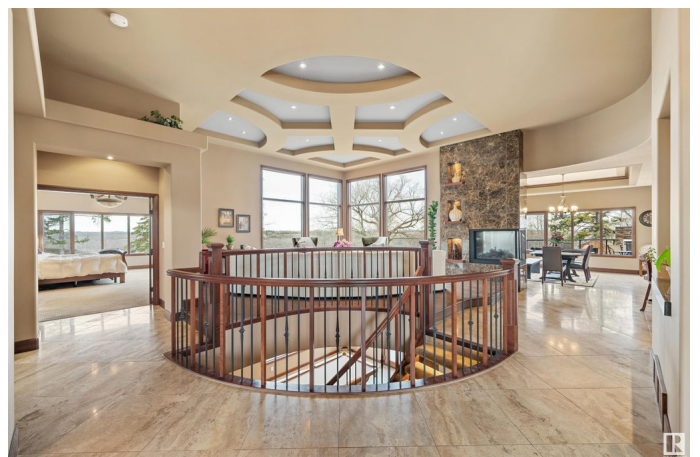
Windermere, Edmonton, AB

Unobstructed River and Golf course views. This 3600+ sq ft walkout bungalow was designed to integrate the peaceful energy of the river valley into the home, while maintaining a warm and elegant ambiance. Each window was strategically placed to enjoy the river, golf course, and ravine views from almost anywhere in the house. The kitchen features the best of Wolf, Miele, & SubZero appliances. The primary features everything you would expect in a luxury home, including a perfect river view to wake to in the morning. The massive bonus room above the garage offers endless options of use depending on your lifestyle, including a games room, office, guest/nanny suite, or theatre. The walkout basement features a gym, 3 bedrooms, wet bar, and wine room. There is a second access to the massive 64ftx28 ft 4 car garage, which also includes a dog wash and half bath plus outside RV Parking Pad. In-floor heating throughout most of the house include garage and so much more. A home that must be seen to truly appreciate.

Built in 2014

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4409513    |
| Price  | \$3,485,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 3                      |
| Half Baths     | 3                      |
| Square Footage | 3,645                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 188 Windermere Drive |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0S4              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Deck, R.V. Storage, Skylight, Walkout Basement, Natural Gas BBQ Hookup |
| Parking   | 220 Volt Wiring, Heated, Quad or More Attached, RV Parking             |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Vacuum System Attachments, Washer, Wine/Beverage Cooler, See Remarks, Oven Built-In-Two, Stove-Countertop Inductn, Wet Bar |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Three Sided  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Golf Nearby, River Valley View, River View, Schools, Shopping Nearby |
| Roof              | Metal  |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Sister Annata Brockman   |
| High       | Lillian Osborne          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2024 |
| Days on Market | 180               |
| Zoning         | Zone 56           |

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Listing information last updated on April 5th, 2025 at 9:47am MDT