

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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