# \$3,649,000 - 74 Windermere Drive, Edmonton

MLS® #E4433784

#### \$3,649,000

4 Bedroom, 7.50 Bathroom, 6,065 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Tucked into one of Edmonton's most coveted and exclusive ravine settings, this extraordinary home offers the kind of beauty you feel as much as you see. From the moment you arrive, there's a sense of quiet luxury and thoughtful design. Sunlight pours in through expansive windows, inviting the outdoors in, while soaring ceilings create a welcoming, elevated atmosphere. Whether you're enjoying morning coffee on the rooftop balcony, cozying up fireside, or entertaining in the lush, beautifully landscaped backyard, every moment here feels special. The walkout basement opens to a serene yard where nature and privacy replace the city's buzz. With multiple areas to retreat to, generous storage throughout, and seamless indoor-outdoor living, this is a home where elegance meets ease. Everything you'd expect at this level is already here, from an oversized four-car garage and detailed stonework, everything is curated for a life well-lived.







Built in 2003

#### **Essential Information**

MLS® # E4433784 Price \$3,649,000

Bedrooms 4
Bathrooms 7.50

Full Baths 6
Half Baths 3

Square Footage 6,065 Acres 0.00 Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 and Half Storey

Status Active

# **Community Information**

Address 74 Windermere Drive

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0S1

### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, Walkout Basement, Wet Bar,

See Remarks, HRV System

Parking Front Drive Access, Over Sized, Quad or More Attached

## Interior

Interior Features ensuite bathroom

Appliances Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator,

Stove-Countertop Gas, Washer, Dishwasher-Two, Projector

Heating Forced Air-1, Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Landscaped, No Back Lane, No

Through Road, Private Setting, Ravine View, River Valley View,

**Shopping Nearby** 

Roof Concrete Tiles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 168

Zoning Zone 56

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