

# \$1,995,000 - 2807 Wheaton Drive, Edmonton

MLS® #E4410255

**\$1,995,000**

5 Bedroom, 5.50 Bathroom, 3,750 sqft  
Single Family on 0.00 Acres

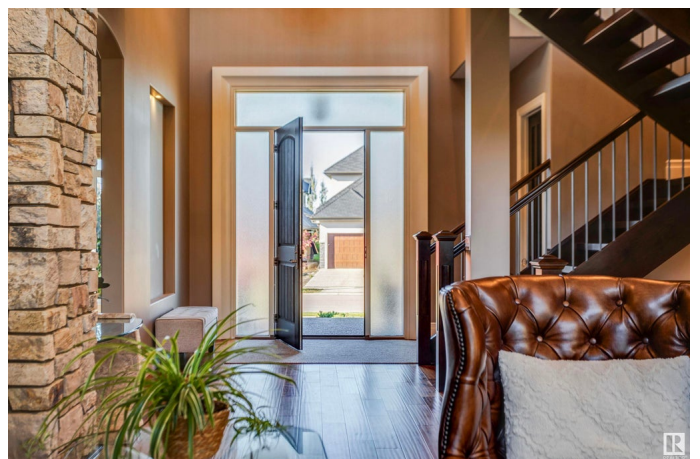
Windermere, Edmonton, AB

Welcome to Windermere. From the twenty-foot foyer, you're greeted by a sense of opulence and warmth. Bathed in natural light, there is a perfect balance of grandeur with vaulted ceilings and a striking fireplace surrounded by state-of-the-art design. A gourmet kitchen is the heart of this home, with premium Wolf and Sub-Zero appliances and a butler's pantry providing modern convenience! The dining area spans to a peaceful deck overlooking the private backyard; setting a sophisticated tone. The primary suite is a tranquil retreat with spa bath, separate laundry and walk-in closet. The office/den makes this area feel like a home within a home. Upstairs, the sense of space and comfort continues, with three bedrooms, a family room, laundry and two beautifully appointed full bathrooms. The finished basement is a world of its own. Heated floors lead to a home gym, a movie theatre plus a legal two-bedroom suite; ideal for family or guests. Designed to offer a lifestyle that's as luxurious as it is comfortable.

Built in 2016

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4410255    |
| Price  | \$1,995,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,750                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2807 Wheaton Drive |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2M6            |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Front Porch, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Walkout Basement, See Remarks, Vacuum System-Roughed-In |
| Parking Spaces | 6  |
| Parking        | Front Drive Access, Heated, Triple Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Cleaner-Electronic, Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Water Softener, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 3  |

Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stone, Stucco  
Exterior Features Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced  
Roof Clay Tile  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### School Information

Elementary Constable Daniel Woodall  
Middle Riverbend  
High Lillian Osborne

### Additional Information

Date Listed October 13th, 2024  
Days on Market 171  
Zoning Zone 56  
HOA Fees 639  
HOA Fees Freq. Annually

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Listing information last updated on April 1st, 2025 at 9:47pm MDT