

# \$1,250,000 - 31 Windermere Drive, Edmonton

MLS® #E4368085

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

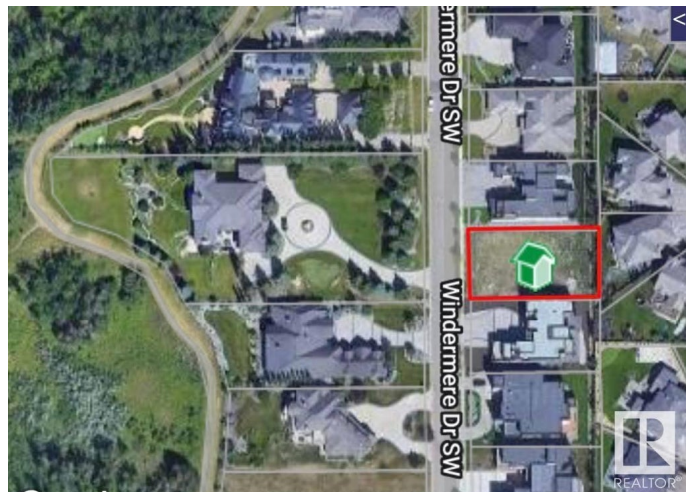
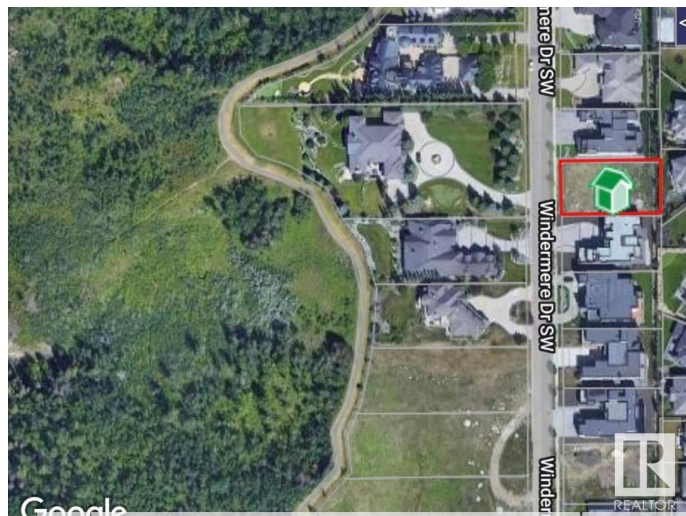
VACANT LOT on WINDERMERE DR SW!  
BUILD YOUR LUXURY DREAM HOME HERE  
â€“ on this perfect VACANT LOT on  
prestigious WINDERMERE DRIVE South!  
74â€™™ building pocket. Right between  
Windermere Golf and Country Club and River  
Ridge Golf Club and a minute to the North  
Saskatchewan River and trails! AIRPORT is  
20minute drive away! HOA allows access to  
the pool etc at the Windermere Leisure Centre.  
An outstanding and unique opportunity to  
create a residence that embodies luxury,  
sophistication, and the elevated lifestyle you  
desire.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4368085        |
| Price     | \$1,250,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 31 Windermere Drive |
| Area        | Edmonton            |
| Subdivision | Windermere          |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 0S2  |

### **Exterior**

Exterior Features Airport Nearby, Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Woodall/St.JohnXXIII   |
| Middle     | St.JohnXXIII/Riverbend |
| High       | LillianOsborne/MMM     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2023 |
| Days on Market | 474                 |
| Zoning         | Zone 56             |
| HOA Fees       | 1077                |
| 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 4th, 2025 at 10:17pm MDT