

# \$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

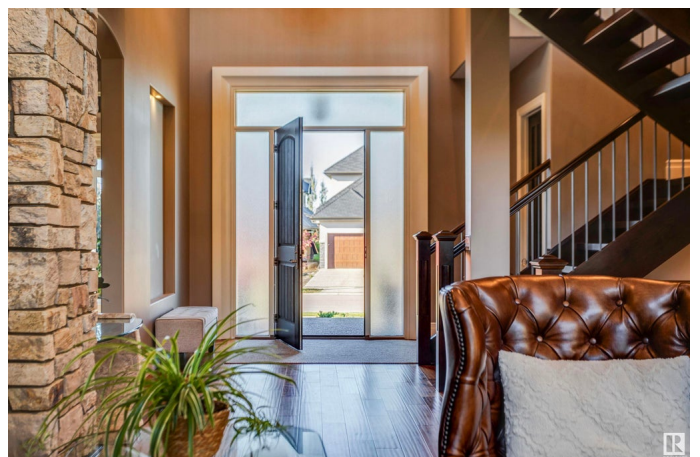
Windermere, Edmonton, AB

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 174  
Zoning Zone 56  
HOA Fees 639  
HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 3:32am MDT