

Courtesy Of Mani Bagga Of Royal Lepage Magna

## **\$2,948,800 - 187 Windermere Drive, Edmonton**

MLS® #E4435834

**\$2,948,800**

5 Bedroom, 6.50 Bathroom, 5,419 sqft

Single Family on 0.00 Acres

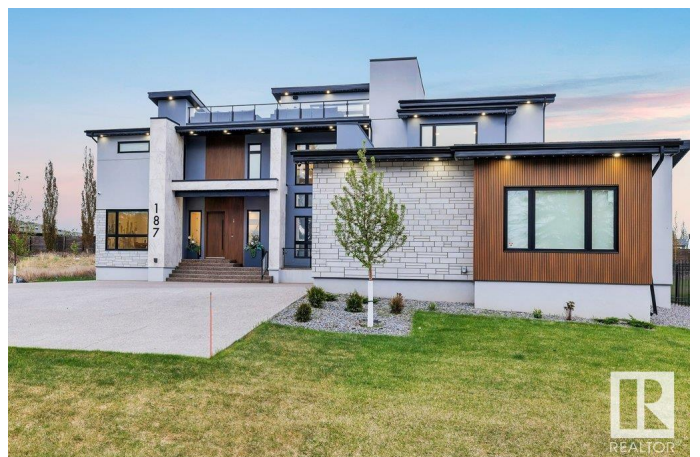
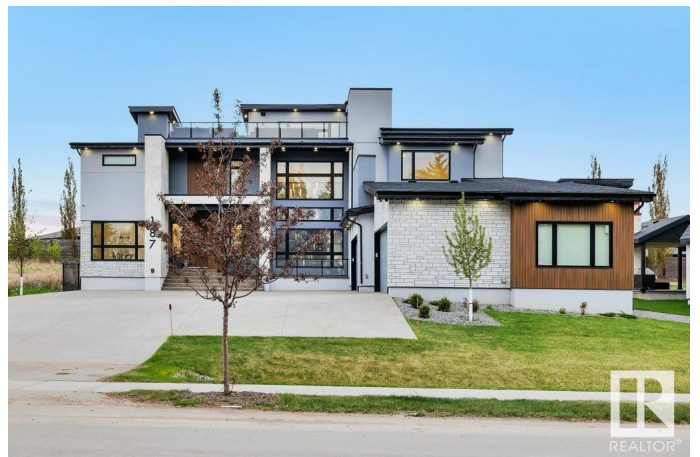
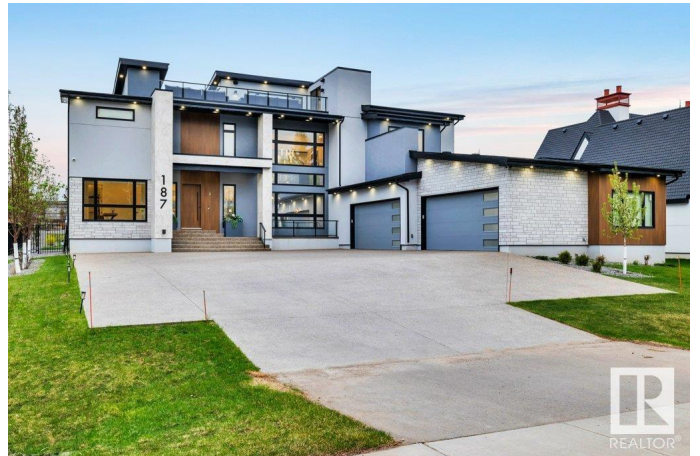
Windermere, Edmonton, AB

Welcome to Windermere! This magnificent modern mansion is nestled in the prestigious community of Windermere, boasting over 5,410 sq. ft. of sophisticated above-grade living space + an additional 2,430+ sq. ft. in a FULLY FINISHED BASEMENT & 6-CAR GARAGE, this architectural gem is the epitome of elegance & comfort! This mansion features 5 expansive bedrooms, each w/ its own ensuite bath & walk-in closet. The 3RD-floor LOFT with a sleek WINE BAR & POWDER ROOM opens onto a rooftop balcony, offering the perfect setting for entertaining or relaxing under the stars. The home exudes refined luxury w/ an open-concept design where the living room & versatile bedroom/office seamlessly flows into the family room & formal dining area. The gourmet chef's kitchen is equipped w/ top-of-the-line SS appliances, BUTLER'S PANTRY, custom cabinetry & quartz countertops! The FF BASEMENT offers an oversized recreation room, a private gym, a home theatre, a guest bedroom, and ample storage! This is luxurious, opulent living!

Built in 2022

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4435834    |
| Price  | \$2,948,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 6.50                   |
| Full Baths     | 5                      |
| Half Baths     | 3                      |
| Square Footage | 5,419                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 187 Windermere Drive |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0S4              |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 10                                                                                                                                   |
| Parking        | Quad or More Attached                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Projector |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                                                   |

**Exterior**

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                                                                                   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Lot Description   | 1809m2                                                                                                                                                                                                                                |
| Roof              | Vinyl Shingles                                                                                                                                                                                                                        |
| Construction      | Wood, Stone, Stucco                                                                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                    |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Joey Moss School       |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 90             |
| Zoning         | Zone 56        |

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Listing information last updated on August 8th, 2025 at 1:32pm MDT