

## \$2,850,000 - 267 Windermere Drive, Edmonton

MLS® #E4397993

**\$2,850,000**

4 Bedroom, 4.50 Bathroom, 3,545 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Step into unparalleled luxury with this custom-built executive bungalow by Audie Benson Estate Homes. Exquisite millwork, coffered ceilings and dramatic lighting create a sense of sophistication. Perfect for entertaining and everyday living. The chef's kitchen, featuring high-end Wolf and Sub-Zero appliances and a butler's pantry, inspires culinary creativity. The primary suite is a luxurious sanctuary with a walk-in closet, steam shower, soaker tub that creates a true spa-like experience. The lower level, with in-floor heating, offers relaxation and entertainment with a theatre room, wine cellar, wet bar and fitness area. Outside, the landscaped yard, underground sprinklers, rock retaining walls, and artificial turf create a serene escape. The covered, heated patio allows for year-round enjoyment. An attached heated triple tandem garage with storage that will fit seven cars if lifts were added. This home exceeds expectations with its impeccable design and high-end finishes. No details were overlooked.

Built in 2013

### Essential Information

MLS® # E4397993

Price \$2,850,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,545
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	267 Windermere Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S4

### Amenities

Amenities	Air Conditioner, Barbecue-Built-In, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Fire Pit, Wet Bar, See Remarks
Parking Spaces	9
Parking	Heated, Quad or More Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Freezer, Hood Fan, Humidifier-Power(Furnace), Vacuum System Attachments, Vacuum Systems, Water Softener, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, TV Wall Mount
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	2
Has Basement	Yes

Basement	Full, Finished
----------	----------------

## Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
-------------------	---

Roof	Cedar Shakes
------	--------------

Construction	Wood, Stucco
--------------	--------------

Foundation	Slab
------------	------

## School Information

Elementary	Abbot School K-6
------------	------------------

Middle	A Blair McPherson K-9
--------	-----------------------

High	Academy King Edward 3-12
------	--------------------------

## Additional Information

Date Listed	July 18th, 2024
-------------	-----------------

Days on Market	332
----------------	-----

Zoning	Zone 56
--------	---------

HOA Fees	639
----------	-----

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 June 15th, 2025 at 6:32pm MDT