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

MLS® #E4397993

## \$2,850,000

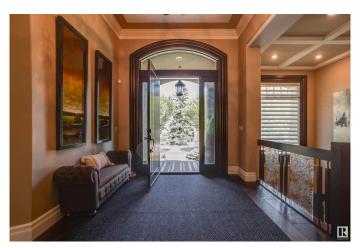
4 Bedroom, 4.50 Bathroom, 3,545 sqft Single Family on 0.00 Acres

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

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