

## \$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            286

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 April 30th, 2025 at 4:17am MDT