

# **\$1,648,800 - 4097 Whispering River Drive, Edmonton**

MLS® #E4441990

**\$1,648,800**

4 Bedroom, 4.00 Bathroom, 2,121 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

STUNNING CONTEMPORARY WALKOUT BUNGALOW backing to RAVINE. Soaring ceilings (9-12 ft) throughout. Better than NEW, open concept 4 bedrm SMART home is perfect for entertaining. Approx 4100 sf ttl luxury living space well BELOW Replacement cost. Architecturally designed w/clean sleek line. Chef inspired kitchen has a massive island w/waterfall edge, DACOR appliances & an abundance of cabinetry. Sun filled Great rm & dining area. The primary suite overlooks the tranquil tree line. Retreat to your spa like ensuite w/a 6' soaker & O/S tiled steam shower. Huge closet for the ardent shopper w/direct access to the laundry rm. 2nd bedrm (or den) has a full ensuite. F/Fin bsmt w/a wetbar/wine rm right off the Family rm. 2 large bedrms each w/their own full bathrm. Exercise rm & Theatre rm. Roughed in A/C. O/S HEATED TRIPLE garage. Outdoor entertaining space on each level + patio area for the firepit (9838 sf WINDERMERE lot). Leather wrapped 8" doors, open tread HW stairs & herringbone H/W. Steps to park/pond/schools

Built in 2018

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4441990    |
| Price  | \$1,648,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,121                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4097 Whispering River Drive |
| Area        | Edmonton                    |
| Subdivision | Windermere                  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2E2                     |

### Amenities

|           |                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Patio, Sauna; Swirlpool; Steam, Vaulted Ceiling, Walkout Basement, Wet Bar, HRV System, 9 ft. Basement Ceiling |
| Parking   | Heated, Over Sized, Triple Garage Attached                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Projector, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat                                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                      |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | C.DanielWoodall/StJohnXXII |
| Middle     | Riverbend/StJohnXXII       |
| High       | LillianOsborne/MMM         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 57              |
| Zoning         | Zone 56         |
| HOA Fees       | 525             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 8th, 2025 at 4:02am MDT