

## \$3,100,000 - 243 Windermere Drive, Edmonton

MLS® #E4427969

**\$3,100,000**

4 Bedroom, 5.00 Bathroom, 4,056 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

ONE OF A KIND! Former Birkholz showhome! This architecturally designed masterpiece has been developed with the utmost attention to detail, quality finishing, and exceptional craftsmanship! Located on prestigious Windermere Drive, this extraordinary estate home offers over 8000 sqft of total living space and sits upon a very secluded 16,000+ sqft lot. Features include: 4 bed/6 bath, 10'/11' ceilings, quartz/granite, exercise room, studio/library, theatre room, custom wet bar w/wine room, butler kitchen, custom teak cabinetry, 5" white oak flooring, double sided fireplace, custom elevator, Wolf/Subzero appliances, state of the art home automation/security system, five car garage w/"man cave" attached, and much more! Outside is the low maintenance and private yard featuring a gorgeous boulder retaining wall. Truly unparalleled! It is very rare to have a home such as this present itself!

Built in 2013

### Essential Information

MLS® #	E4427969
Price	\$3,100,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4



Half Baths	2
Square Footage	4,056
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	243 Windermere Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S4

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Exercise Room, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks
Parking	Heated, Over Sized, Quad or More Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Private Setting, Schools, Shopping Nearby, See Remarks

Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Daniel Woodall
Middle	Riverbend
High	Lillian Osborne

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	80
Zoning	Zone 56
HOA Fees	650
HOA Fees Freq.	Annually

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