

Courtesy of Mathew Haupt of Professional Realty Group

\$2,950,000 - 264 Windermere Drive, Edmonton

MLS® #E4159872

\$2,950,000

5 Bedroom, 5.00 Bathroom, 7,607 sqft
Single Family on 1 Acres

Windermere, Edmonton, AB

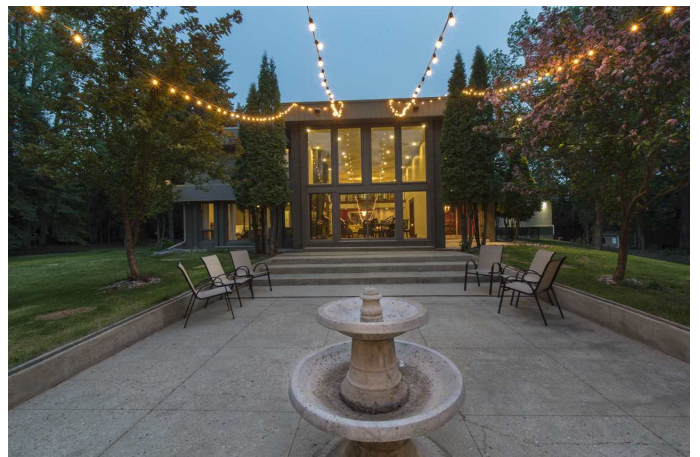
Architecturally designed combining modern and traditional styles accented with brick, mahogany wood and marble. Court yard and grand entrance shows off Juliet staircase and catwalk. Main floor master with large ensuite & walk-in closet, huge laundry room w/ double washer/dryer, island to fold & hang to dry space, indoor pool, hot tub, steam shower & fitness pad. Kitchen w/ double dishwashers, steam oven & built in Miele coffee machine, lots of workable counter space & cupboards w/ large pantry. 3 wood fireplaces including floor to ceiling brick surround in living room.

Upstairs library w/ gas fireplace, games room, wet bar, theatre room, den, patio deck, 4 bedrooms & 2 full bathrooms. Control 4 sound throughout. Amazing curb appeal, extensive garage space, one w/ vaulted ceilings & skylights, ideal for car lift & toys, maximizes area for serene park like setting w/ party house that backs onto the ravine. Fully fenced 1 acre lot w/ electric gate, & mature trees surround, yet minutes from all amenities.

Built in 1976

Essential Information

MLS® #	E4159872
Price	\$2,950,000
Bedrooms	5



Bedrooms Above Grade	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Has Ensuite	Y
Square Footage	7,607
Acres	0.98
Year Built	1976
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	264 Windermere Drive
Area	Edmonton
Community	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S4

Amenities

Features	Closet Organizers, Club House, Exercise Room, Hot Tub, No Smoking Home, Parking-Extra, Party Room, Patio, Pool-Indoor, Vaulted Ceiling, Wet Bar
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Private Setting, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Treed Lot, See Remarks
Parking	Over Sized, Quad or More Detached
# Garage Parking Spaces	4+
Has Pool	Yes

Interior

Flooring	Carpet, Hardwood, Marble
Goods Included	Freezer, Hood Fan, Oven-Microwave, Stove-Countertop Gas, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Oven Built-In-Two
Heating	Forced Air-2, In Floor Heat System
Has Basement	Yes
Basement	Part, Unfinished

Fireplace	Yes
Fireplaces	Gas, Wood, Brick Facing
# of Stories	2

Exterior

Exterior	Brick, Stucco
Roof	Flat
Construction	Wood Frame
Foundation	Concrete

School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osbourne School

Additional Information

Lot Shape	Irregular
Front Exposure	South

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on July 17th, 2019 at 1:31am CDT