

# \$1,745,161 - 1118 Wahl Place, Edmonton

MLS® #E4446041

**\$1,745,161**

4 Bedroom, 3.50 Bathroom, 3,815 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Exclusive ONE at WINDERMERE, This CUSTOM BUILT home screams LUXURY, Finesse with a mix of MODERN & CLASS, The GRAND FOYER is a STUNNER with 20 FT ceilings, UPGRADED crystal chandelier & a stunning \$75,000 MAPLE SPIRAL staircase! Walking down Theres a 2nd sitting area & a HUGE vibrant Office with \$15,000 double-sided WATERFALL feature! Living Room is MASSIVE with huge 20 FT ceilings, Gorgeous brick backdrop, built in drop ceiling underlight & 3 sided fireplace! The KITCHEN & SPICE KITCHEN is a CHEFS DREAM with a built in SPEAKER system,TAJ MAHAL MARBLE countertops, Wood Cabinets to the ceiling & SS kitchen aid appliances! Upstairs Enjoy the WRAP AROUND beautiful maple with Custom cast iron Railings! The bonus room overlooks the front foyer & is attached to the front balcony! MASTER BEDROOM is Spacious with a 5PC Ensuite & A BALCONY! OVER \$150,000 in Landscaping,BACKYARD IS AN OASIS AND MASSIVE AT 1002 SQM. DESIGNED BY DOLCE VITA, BUILT WITH QUALITY, 30% MORE STUDS, QUADRUPLE PAINTED, EXCELLENT CONDITION!

Built in 2017

## Essential Information

MLS® #

E4446041



Price	\$1,745,161
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,815
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1118 Wahl Place
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3G6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Gazebo, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Patio, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Heated, Insulated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2

Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### School Information

Elementary Constable Daniel Woodall S  
Middle St. John XXIII

### Additional Information

Date Listed July 4th, 2025  
Days on Market 63  
Zoning Zone 56  
HOA Fees 200  
HOA Fees Freq. Annually

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