

\$2,595,000 - 17 Windermere Drive, Edmonton

MLS® #E4459226

\$2,595,000

4 Bedroom, 5.50 Bathroom, 4,487 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

THIS IS MORE THAN A HOME - IT'S A STATEMENT. Perched on coveted WINDERMERE DRIVE, this architectural marvel delivers OVER 6,500 SQFT OF EXQUISITE LIVING SPACE—a bold fusion of design, luxury, and lifestyle. Boasting 4 BEDROOMS, 6 BATHROOMS, and TWO SHOW-STOPPING ROOFTOP PATIOS—one with a SWIM SPA OVERLOOKING THE RIVER. SOARING CEILINGS and OPEN-CONCEPT DREAM layout, with a sleek COFFEE BAR LOUNGE that sets the tone for sophistication. The chef's kitchen dazzles with MIELE APPLIANCES, SNEIDERO CABINETS and a SECOND FULL PREP KITCHEN. The FLOATING STAIRCASE guides you to the luxe primary suite, complete with a SPA-INSPIRED ENSUITE, and a JAW-DROPPING WALK-IN CLOSET. Exceptional features abound: TEMPERATURE-CONTROLLED WINE CELLAR, SPAIN PORCELAIN TILE, STEAM SHOWER, HOME GYM, THREE ECOSMART FIREPLACES, LUTRON SMART LIGHTING & SONOS SOUND SYSTEM, IN-FLOOR HEATING ON EVERY LEVEL, DUAL DOUBLE GARAGES WITH EPOXY FLOORS, SOLAR PANELS, COVERED DECK WITH BUILT-IN SCREENS, and \$270,000 IN AWARD-WINNING LANDSCAPING.



Built in 2018

Essential Information

MLS® #	E4459226
Price	\$2,595,000
Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,487
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17 Windermere Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S2

Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Dog Run-Fenced In, Exercise Room, Fire Pit, Hot Water Natural Gas, Pool-Outdoor, Smart/Program. Thermostat, Recreation Room/Centre, Sprinkler Sys-Underground, Wet Bar, Natural Gas BBQ Hookup, Solar Equipment, Rooftop Deck/Patio
Parking	Quad or More Attached
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Oven

	Built-In-Two, Stove-Induction, Wet Bar
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Vent Free
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Private Park Access
Roof	EPDM Membrane, Flat
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

Additional Information

Date Listed	September 24th, 2025
Days on Market	26
Zoning	Zone 56
HOA Fees	1079
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 October 20th, 2025 at 9:17pm MDT