

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

MLS® #E4420909

**\$1,648,800**

4 Bedroom, 4.00 Bathroom, 2,120 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 8â€™™ doors, open tread HW stairs & herringbone H/W. Steps to park/pond/schools

Built in 2018

## **Essential Information**

MLS® #	E4420909
Price	\$1,648,800



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,120
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	Air Conditioner, 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	February 8th, 2025
Days on Market	80
Zoning	Zone 56
HOA Fees	525
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 April 29th, 2025 at 7:47pm MDT