

# \$3,649,000 - 74 Windermere Drive, Edmonton

MLS® #E4433784

**\$3,649,000**

4 Bedroom, 7.50 Bathroom, 6,065 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Tucked into one of Edmonton's most coveted and exclusive ravine settings, this extraordinary home offers the kind of beauty you feel as much as you see. From the moment you arrive, there's a sense of quiet luxury and thoughtful design. Sunlight pours in through expansive windows, inviting the outdoors in, while soaring ceilings create a welcoming, elevated atmosphere. Whether you're enjoying morning coffee on the rooftop balcony, cozing up fireside, or entertaining in the lush, beautifully landscaped backyard, every moment here feels special. The walkout basement opens to a serene yard where nature and privacy replace the city's buzz. With multiple areas to retreat to, generous storage throughout, and seamless indoor-outdoor living, this is a home where elegance meets ease. Everything you'd expect at this level is already here, from an oversized four-car garage and detailed stonework, everything is curated for a life well-lived.



Built in 2003

## Essential Information

MLS® #	E4433784
Price	\$3,649,000
Bedrooms	4
Bathrooms	7.50

Full Baths	6
Half Baths	3
Square Footage	6,065
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	74 Windermere Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S1

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Walkout Basement, Wet Bar, See Remarks, HRV System
Parking	Front Drive Access, Over Sized, Quad or More Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Dishwasher-Two, Projector
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Private Setting, Ravine View, River Valley View,

	Shopping Nearby
Roof	Concrete Tiles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            May 1st, 2025

Days on Market      134

Zoning                 Zone 56

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