

# \$3,500,000 - 21 Windermere Drive, Edmonton

MLS® #E4456297

**\$3,500,000**

5 Bedroom, 5.50 Bathroom, 5,170 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Vastu-Compliant Lot on Prestigious Windermere Drive – Build Your Dream Home! A rare opportunity to own a Vastu-compliant 93.7' x 157.5' lot on sought-after Windermere Drive. Design and build your luxury dream home with Aacropolis Homes or purchase the lot and build with the builder of your choice. This exceptional lot allows for potential builds between 7,000 – 8,000 sqft, offering endless possibilities for a grand estate. Current blueprints include a 5,100 sqft home, with a 6,642 sqft plan that incorporates garages and covered decks. Perfectly positioned between prestigious golf clubs, with the North Saskatchewan River and scenic trails just minutes away, this prime location provides access to recreational centers, top-rated schools, shopping, and essential services. One of the few remaining lots in this exclusive community, this is your chance to create a residence that blends luxury, sophistication, and Vastu principles.

Built in 2025

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4456297    |
| Price     | \$3,500,000 |
| Bedrooms  | 5           |
| Bathrooms | 5.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 5,170                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 21 Windermere Drive |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0S2             |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | See Remarks           |
| Parking   | Quad or More Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior          | Wood, See Remarks |
| Exterior Features | See Remarks       |
| Roof              | See Remarks       |
| Construction      | Wood, See Remarks |
| Foundation        | See Remarks       |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | CONSTABLE DANIEL WOODALL S |
| Middle     | RIVERBEND SCHOOL           |
| High       | LILLIAN OSBORNE SCHOOL     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 48                  |
| Zoning         | Zone 56             |

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 22nd, 2025 at 5:17am MDT