

Courtesy Of Mani Bagga Of Royal Lepage Magna

## \$2,948,800 - 187 Windermere Drive, Edmonton

MLS® #E4435834

**\$2,948,800**

5 Bedroom, 6.50 Bathroom, 5,419 sqft

Single Family on 0.00 Acres

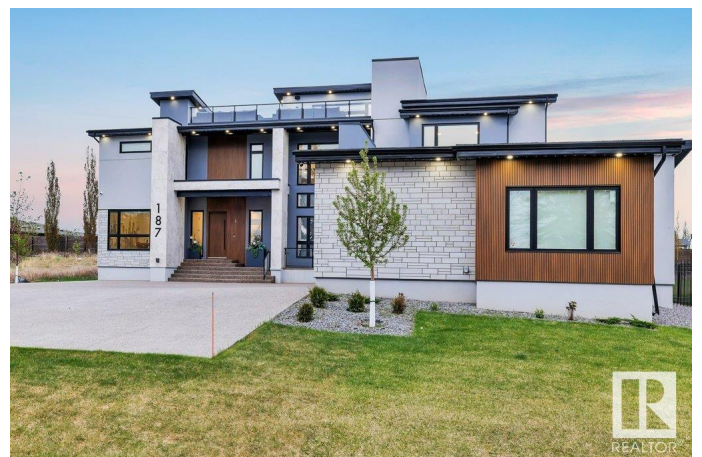
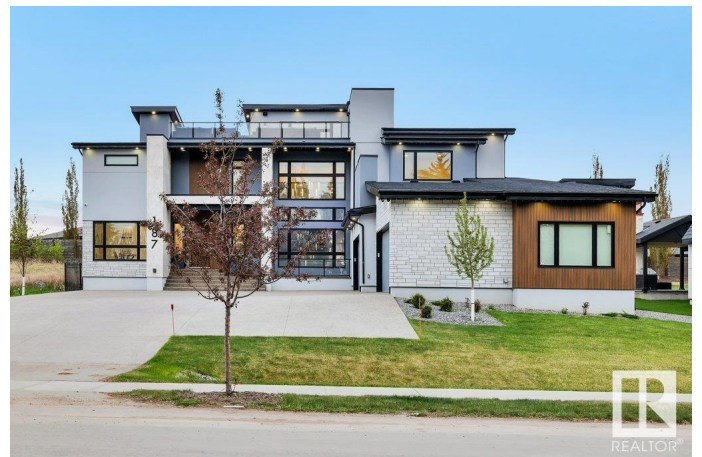
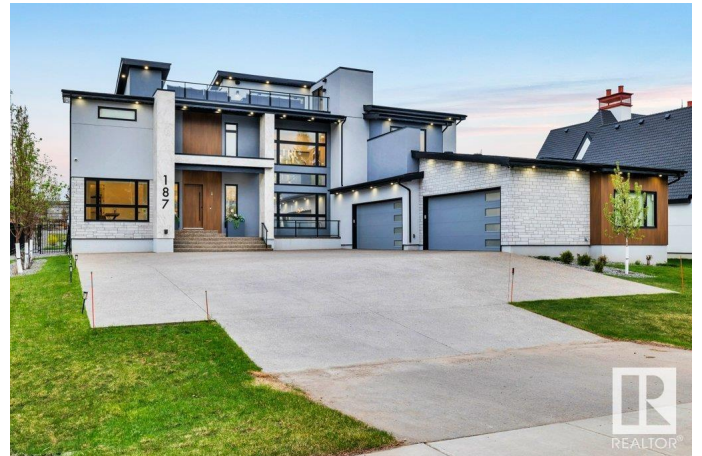
Windermere, Edmonton, AB

Welcome to Windermere! This magnificent modern mansion is nestled in the prestigious community of Windermere, boasting over 5,410 sq. ft. of sophisticated above-grade living space + an additional 2,430+ sq. ft. in a FULLY FINISHED BASEMENT & 6-CAR GARAGE, this architectural gem is the epitome of elegance & comfort! This mansion features 5 expansive bedrooms, each w/ its own ensuite bath & walk-in closet. The 3RD-floor LOFT with a sleek WINE BAR & POWDER ROOM opens onto a rooftop balcony, offering the perfect setting for entertaining or relaxing under the stars. The home exudes refined luxury w/ an open-concept design where the living room & versatile bedroom/office seamlessly flows into the family room & formal dining area. The gourmet chef's kitchen is equipped w/ top-of-the-line SS appliances, BUTLER'S PANTRY, custom cabinetry & quartz countertops! The FF BASEMENT offers an oversized recreation room, a private gym, a home theatre, a guest bedroom, and ample storage! This is luxurious, opulent living!

Built in 2022

### Essential Information

MLS® #	E4435834
Price	\$2,948,800



Bedrooms	5
Bathrooms	6.50
Full Baths	5
Half Baths	3
Square Footage	5,419
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	187 Windermere Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S4

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking Spaces	10
Parking	Quad or More Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Projector
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot
Lot Description	1809m2
Roof	Vinyl Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Joey Moss School
Middle	Riverbend School
High	Lillian Osborne School

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	99
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 August 17th, 2025 at 5:17am MDT