

## **\$1,295,000 - 2806 Wheaton Drive, Edmonton**

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MLS® #E4432172

**\$1,295,000**

5 Bedroom, 5.50 Bathroom, 3,620 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Absolutely stunning custom-built bungalow with loft, offering over 6000 sq ft of luxurious living space in prestigious Windermere. Designed with modern elegance, this home features high-end finishes and impeccable craftsmanship. The main floor boasts 10 ft ceilings, an open-to-above living room with vaulted ceilings, and a 3-sided gas fireplace. The chef-inspired kitchen offers Jenn Air appliances, a large island, spice kitchen, and walk-in pantry, with the dining area opening to a spacious deck. The serene primary suite includes a spa-like ensuite with a jacuzzi tub, a custom wardrobe room, and patio access. A second bedroom and full bath complete the main level. Upstairs, the loft has a bonus room with a wet bar and two bedrooms with ensuites and walk-in closets. The lower level is perfect for entertaining, featuring a rec room with a wet bar, home theatre, exercise room, two baths, and a guest bedroom. 200-amp panel, heated 3-car garage and wired for EV charging.



Built in 2014

### **Essential Information**

MLS® #	E4432172
Price	\$1,295,000
Bedrooms	5

Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	3,620
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2806 Wheaton Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2M6

### Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling, Wet Bar, Vacuum System-Roughed-In, 9 ft. Basement Ceiling
Parking	220 Volt Wiring, Front Drive Access, Heated, Insulated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	6
Zoning	Zone 56
HOA Fees	750
HOA Fees Freq.	Annually

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