

## \$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

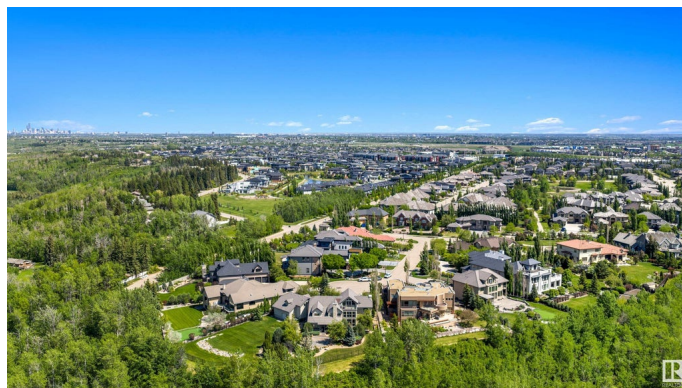
Windermere, Edmonton, AB

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 | 93            |
| Zoning         | Zone 56       |

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT