

# **\$1,995,000 - 2807 Wheaton Drive, Edmonton**

MLS® #E4410255

**\$1,995,000**

5 Bedroom, 5.50 Bathroom, 3,750 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere. From the twenty-foot foyer, youâ€™re greeted by a sense of opulence and warmth. Bathed in natural light, there is a perfect balance of grandeur with vaulted ceilings and a striking fireplace surrounded by state-of-the-art design. A gourmet kitchen is the heart of this home, with premium Wolf and Sub-Zero appliances and a butlerâ€™s pantry providing modern convenience! The dining area spans to a peaceful deck overlooking the private backyard; setting a sophisticated tone. The primary suite is a tranquil retreat with spa bath, separate laundry and walk-in closet. The office/den makes this area feel like a home within a home. Upstairs, the sense of space and comfort continues, with three bedrooms, a family room, laundry and two beautifully appointed full bathrooms. The finished basement is a world of its own. Heated floors lead to a home gym, a movie theatre plus a legal two-bedroom suite; ideal for family or guests. Designed to offer a lifestyle thatâ€™s as luxurious as it is comfortable.

Built in 2016

## **Essential Information**

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Price \$1,995,000



Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	3,750
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2807 Wheaton Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2M6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Front Porch, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Walkout Basement, See Remarks, Vacuum System-Roughed-In
Parking Spaces	6
Parking	Front Drive Access, Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Water Softener, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3

Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Clay Tile
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend
High	Lillian Osborne

## Additional Information

Date Listed	October 13th, 2024
Days on Market	303
Zoning	Zone 56
HOA Fees	639
HOA Fees Freq.	Annually

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