

## \$2,150,000 - 140 Windermere Drive, Edmonton

MLS® #E4456554

**\$2,150,000**

4 Bedroom, 3.00 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

EXPERIENCE ONE OF EDMONTON'S MOST SOUGHT AFTER NEIGHBOURHOODS! PRESTIGIOUS WINDERMERE DRIVE! DESIRABLE LOCATION! PREMIER 1.4 ACRE LOT! BACKING THE NORTH SASKATCHEWAN RIVER! This serene setting offers expansive outdoor space & the perfect opportunity to build your dream home! Enjoy ultimate privacy with just under an acre of treed ravine bordering the property along the east side. Nestled in nature with breath taking views from the backyard this 1,788sqft walk out bungalow will take you back to a nostalgic time of retro fashion & quality craftsmanship. Re-develop or renovate this solid well built home to suit your modern lifestyle. Additional dwellings include a spacious triple car garage & massive 34' x 29' workshop with 14ft ceiling. Conveniently located MINUTES from walking/biking trails, Windermere Golf & Country Club, shopping & amenities at the Currents of Windermere and Upper Windermere Private Leisure Centre. Come enjoy the best of rural serenity & city accessibility. Create a family legacy!

Built in 1962

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4456554    |
| Price  | \$2,150,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,778                  |
| Acres          | 0.00                   |
| Year Built     | 1962                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 140 Windermere Drive |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0S4              |

### Amenities

|           |                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout Basement, Wet Bar, Workshop |
| Parking   | Triple Garage Detached                                                                           |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Brick Facing                                                                                           |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood                                                        |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, River View, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Tar & Gravel       |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 57                  |
| Zoning         | Zone 56             |

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Listing information last updated on November 2nd, 2025 at 2:47am MST