

## \$2,850,000 - 267 Windermere Drive, Edmonton

MLS® #E4397993

**\$2,850,000**

4 Bedroom, 4.50 Bathroom, 3,545 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

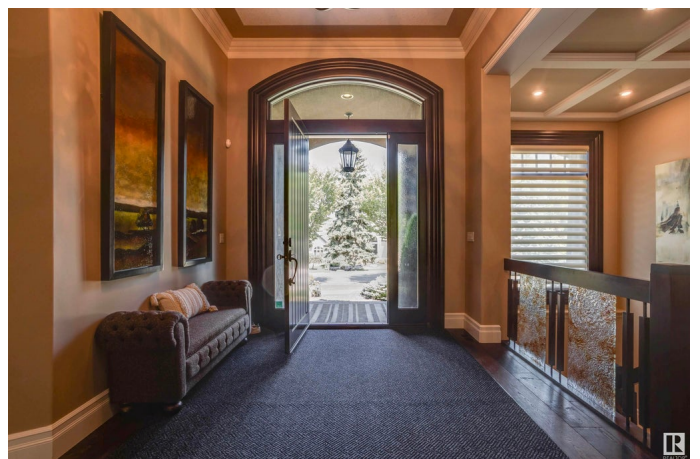
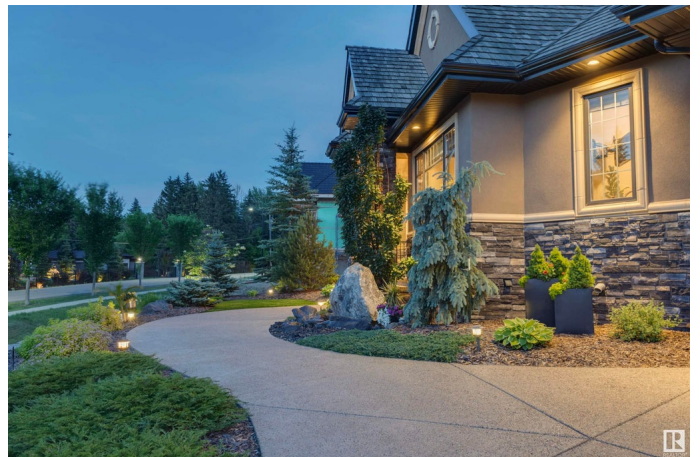
Step into unparalleled luxury with this custom-built executive bungalow by Audie Benson Estate Homes. Exquisite millwork, coffered ceilings and dramatic lighting create a sense of sophistication. Perfect for entertaining and everyday living. The chef's kitchen, featuring high-end Wolf and Sub-Zero appliances and a butler's pantry, inspires culinary creativity. The primary suite is a luxurious sanctuary with a walk-in closet, steam shower, soaker tub that creates a true spa-like experience. The lower level, with in-floor heating, offers relaxation and entertainment with a theatre room, wine cellar, wet bar and fitness area. Outside, the landscaped yard, underground sprinklers, rock retaining walls, and artificial turf create a serene escape. The covered, heated patio allows for year-round enjoyment. An attached heated triple tandem garage with storage that will fit seven cars if lifts were added. This home exceeds expectations with its impeccable design and high-end finishes. No details were overlooked.

Built in 2013

### Essential Information

MLS® # E4397993

Price \$2,850,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,545                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 267 Windermere Drive |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0S4              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Barbecue-Built-In, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Fire Pit, Wet Bar, See Remarks |
| Parking Spaces | 9   |
| Parking        | Heated, Quad or More Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Freezer, Hood Fan, Humidifier-Power(Furnace), Vacuum System Attachments, Vacuum Systems, Water Softener, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Mantel, Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stucco

Exterior Features      Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof                              Cedar Shakes

Construction              Wood, Stucco

Foundation                 Slab

**School Information**

Elementary                 Abbot School K-6

Middle                        A Blair McPherson K-9

High                            Academy King Edward 3-12

**Additional Information**

Date Listed                 July 18th, 2024

Days on Market            297

Zoning                         Zone 56

HOA Fees                    639

HOA Fees Freq.          Annually

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Listing information last updated on May 11th, 2025 at 8:47pm MDT