

# \$2,250,000 - 34 Windermere Drive, Edmonton

MLS® #E4414497

**\$2,250,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Step into the prestigious Windermere Ridge Estates, where dreams are built and success is celebrated. Nestled on an expansive 28,000 sq ft lot (.66 of an acre), this is more than just a property, itâ€™s a canvas for your imagination. With no time limit to build and the freedom to choose your own builder, this rare opportunity invites you to craft a residence that reflects your vision, surrounded by the natural beauty of the North Saskatchewan River Valley; a constant reminder of the tranquility and grandeur that define this community. Convenience meets exclusivity here, with quick access to Anthony Henday, Whitemud, and QE2, placing downtown just 20 minutes away. Proximity to golf courses, top schools, upscale shopping, and more makes this an unrivalled location to call home. This is more than a lot; itâ€™s the foundation for your legacy.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4414497        |
| Price     | \$2,250,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 34 Windermere Drive |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0S2             |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Golf Nearby, River Valley View, River View, Schools, Shopping Nearby |
|-------------------|--|

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend School         |
| High       | Lillian Osborne School   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 23rd, 2024 |
| Days on Market | 285                 |
| Zoning         | Zone 56             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 1:17am MDT