

## \$3,100,000 - 243 Windermere Drive, Edmonton

MLS® #E4427969

**\$3,100,000**

4 Bedroom, 5.00 Bathroom, 4,056 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

ONE OF A KIND! Former Birkholz showhome! This architecturally designed masterpiece has been developed with the utmost attention to detail, quality finishing, and exceptional craftsmanship! Located on prestigious Windermere Drive, this extraordinary estate home offers over 8000 sqft of total living space and sits upon a very secluded 16,000+ sqft lot. Features include: 4 bed/6 bath, 10'/11' ceilings, quartz/granite, exercise room, studio/library, theatre room, custom wet bar w/wine room, butler kitchen, custom teak cabinetry, 5" white oak flooring, double sided fireplace, custom elevator, Wolf/Subzero appliances, state of the art home automation/security system, five car garage w/"man cave" attached, and much more! Outside is the low maintenance and private yard featuring a gorgeous boulder retaining wall. Truly unparalleled! It is very rare to have a home such as this present itself!

Built in 2013

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4427969    |
| Price      | \$3,100,000 |
| Bedrooms   | 4           |
| Bathrooms  | 5.00        |
| Full Baths | 4           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 4,056                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 243 Windermere Drive |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0S4              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Exercise Room, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks |
| Parking   | Heated, Over Sized, Quad or More Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Oven Built-In-Two |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

Private Setting, Schools, Shopping Nearby, See Remarks

|              |                     |
|--------------|---------------------|
| Roof         | Cedar Shakes        |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 81               |
| Zoning         | Zone 56          |
| HOA Fees       | 650              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on June 16th, 2025 at 12:02am MDT