

# \$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

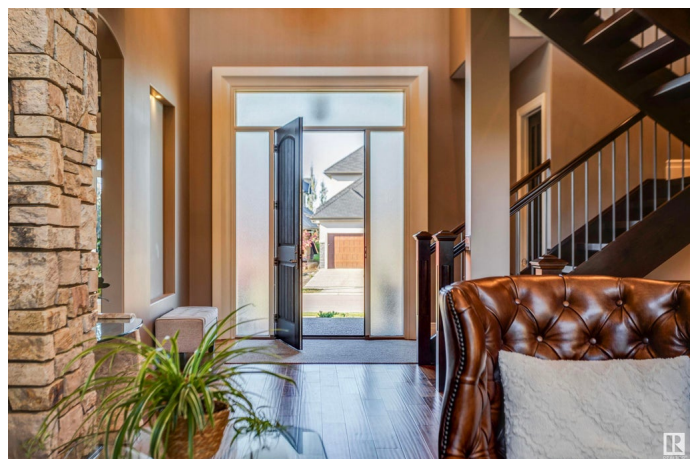
Windermere, Edmonton, AB

Welcome to Windermere. From the twenty-foot foyer, you'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 butler'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 that's as luxurious as it is comfortable.

Built in 2016

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4410255    |
| 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 | 246                |
| Zoning         | Zone 56            |
| HOA Fees       | 639                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on June 15th, 2025 at 11:17pm MDT