# \$2,250,000 - 4096 Whispering River Drive, Edmonton

MLS® #E4455824

# \$2,250,000

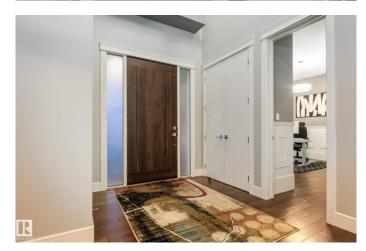
5 Bedroom, 6.50 Bathroom, 4,592 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Stunning walkout estate on a quiet Westpointe cul-de-sac, directly across from the ravine and on a 1/3-acre lot. This thoughtfully designed home offers main-floor living, featuring a primary suite with a spa-like en-suite and a cozy fireplace. The chef's kitchen is equipped with premium Dacor appliances, a 13-foot island, and a full butler's pantry. Host effortlessly in the dining room with a tray ceiling or the living room with coffered details. The upper level features a family lounge overlooking the foyer and 3 spacious bedrooms all with private en-suites. The incredible walkout lower level is designed for entertaining, featuring a sleek wet bar, a glass wine room, a theatre, a home gym, bedroom and a covered patio. Practical luxury includes motorized Hunter Douglas blinds, whole-home sound, a triple-heated garage, an aggregate concrete driveway, and Built Green efficiency. Your exclusive lifestyle awaits with direct access to river valley trails, sought-after schools and amenities a short walk away.







Built in 2014

#### **Essential Information**

MLS® # E4455824 Price \$2,250,000

Bedrooms 5

Bathrooms 6.50 Full Baths 5

Half Baths 3

Square Footage 4,592 Acres 0.00 Year Built 2014

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 4096 Whispering River Drive

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2E2

## **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Closet

Organizers, Deck, Detectors Smoke, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Patio, Secured Parking, Vaulted Ceiling, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft.

**Basement Ceiling** 

Parking Spaces 6

Parking Front Drive Access, Triple Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer, Garage Control, Garage Opener,

Garburator, Hood Fan, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two,

Dishwasher-Two, Oven Built-In-Two

Heating Forced Air-2, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces See Remarks

Stories 3
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped,

No Through Road, Park/Reserve, Playground Nearby, Private Setting,

Public Transportation, Schools, Shopping Nearby

Roof Cedar Shakes

Construction Wood, Stone, Stucco Foundation Concrete Perimeter

### **School Information**

Elementary Dan Woodall/St. John XXIII
Middle Riverbend/St. John XXIII

High Lillian Osborne

### Additional Information

Date Listed September 3rd, 2025

Days on Market 2

Zoning Zone 56

HOA Fees 525

HOA Fees Freq. Annually

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 5th, 2025 at 8:18pm MDT