

## \$3,297,000 - 60 Windermere Drive, Edmonton

MLS® #E4420377

**\$3,297,000**

5 Bedroom, 6.00 Bathroom, 5,764 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

ONE OF A KIND with spectacular river views, this luxury home boasts over 8,000sf of lavish living space on over 30,000sf of landscaped grounds in prestigious Windermere Ridge, one of the most exclusive neighbourhoods in Edmonton. Entering through the private gate & up the winding driveway, this estate offers your family security & tranquility. From the elegant barrel ceiling foyer, gaze upon the executive den w/fireplace & access to the sprawling patio, backyard & river valley. Enjoy the massive chef's kitchen w/Sub-Zero, Thermador & Miele appliances, walk-in pantry, ample dining room & great room w/fireplace & TV area. Three upstairs bedrooms w/vaulted ceilings & ensuites incl. the spacious primary w/fireplace & large balcony with panoramic river view. Another den, 765sf loft/gym/yoga studio over the heated 4 car garage & laundry room complete the top floor. The spacious walkout basement includes a family room w/fireplace, a games/billiards room & 2 more bedrooms. Assessed by the City at over \$3.6M.

Built in 2003

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4420377    |
| Price  | \$3,297,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 5                      |
| Half Baths     | 2                      |
| Square Footage | 5,764                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 60 Windermere Drive |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0S1             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Fire Pit, No Smoking Home, Patio, Sprinkler Sys-Underground, Walkout Basement |
| Parking Spaces | 8  |
| Parking        | Quad or More Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Stove-Countertop Gas, Vacuum Systems, Water Softener, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Oven Built-In-Two |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Gated Community, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, River Valley View, River View, Schools, Shopping Nearby |
| Roof              | Cedar Shakes   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 85                 |
| 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 May 1st, 2025 at 8:02am MDT