

# **\$1,648,800 - 4097 Whispering River Drive, Edmonton**

MLS® #E4420909

**\$1,648,800**

4 Bedroom, 4.00 Bathroom, 2,120 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

STUNNING CONTEMPORARY WALKOUT BUNGALOW backing to RAVINE. Soaring ceilings (9-12 ft) throughout. Better than NEW, open concept 4 bedrm SMART home is perfect for entertaining. Approx 4100 sf ttl luxury living space well BELOW Replacement cost. Architecturally designed w/clean sleek line. Chef inspired kitchen has a massive island w/waterfall edge, DACOR appliances & an abundance of cabinetry. Sun filled Great rm & dining area. The primary suite overlooks the tranquil tree line. Retreat to your spa like ensuite w/a 6' soaker & O/S tiled steam shower. Huge closet for the ardent shopper w/direct access to the laundry rm. 2nd bedrm (or den) has a full ensuite. F/Fin bsmt w/a wetbar/wine rm right off the Family rm. 2 large bedrms each w/their own full bathrm. Exercise rm & Theatre rm. Roughed in A/C. O/S HEATED TRIPLE garage. Outdoor entertaining space on each level + patio area for the firepit (9838 sf WINDERMERE lot). Leather wrapped 8" doors, open tread HW stairs & herringbone H/W. Steps to park/pond/schools

Built in 2018

## **Essential Information**

MLS® #	E4420909
Price	\$1,648,800



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,120
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4097 Whispering River Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E2

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Patio, Sauna; Swirlpool; Steam, Vaulted Ceiling, Walkout Basement, Wet Bar, HRV System, 9 ft. Basement Ceiling
Parking	Heated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Projector, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Flat
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	C.DanielWoodall/StJohnXXII
Middle	Riverbend/StJohnXXII
High	LillianOsborne/MMM

## Additional Information

Date Listed	February 8th, 2025
Days on Market	70
Zoning	Zone 56
HOA Fees	525
HOA Fees Freq.	Annually

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