

## **\$2,997,000 - 60 Windermere Drive, Edmonton**

---

MLS® #E4439455

**\$2,997,000**

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® #	E4439455
Price	\$2,997,000

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	May 30th, 2025
Days on Market	39
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 July 8th, 2025 at 5:17pm MDT