

# \$2,200,000 - 4091 Whispering River Drive, Edmonton

MLS® #E4424533

**\$2,200,000**

5 Bedroom, 5.00 Bathroom, 5,195 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This is your chance to build a stunning Vastu-compliant luxury home on one of the last remaining walkout lots in the prestigious West Pointe of Windermere. This magnificent 5,000+ sqft residence, crafted by Studio Homes, showcases exceptional craftsmanship and thoughtful attention to detail. Upon entry, you're welcomed by a grand foyer leading to an expansive open-to-below living space. The home features two master suites, each with spa-like ensuites and oversized walk-in closets. The gourmet kitchen is designed for both style and function, offering custom cabinetry, quartz countertops, and a separate spice kitchen—perfect for those who love to cook. Luxury finishes are showcased throughout, with 5+ bedrooms, multiple offices, a gym, a wine cellar, and an oversized 3+ car garage. The walkout basement provides additional space for relaxation or entertainment, featuring a wet bar, media room, and gym, all while backing onto a serene ravine. Located in a highly sought-after community.

Built in 2025

## Essential Information

MLS® # E4424533

Price \$2,200,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 5,195                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 4091 Whispering River Drive |
| Area        | Edmonton                    |
| Subdivision | Windermere                  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2E2                     |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Attached |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, See Remarks  |
| Exterior Features | See Remarks        |
| Roof              | See Remarks        |
| Construction      | Wood, See Remarks  |
| Foundation        | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | CONSTABLE DANIEL WOODALL S |
| Middle     | RIVERBEND SCHOOL           |
| High       | LILLIAN OSBORNE SCHOOL     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 49              |
| 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 April 25th, 2025 at 6:02pm MDT