

## \$1,750,000 - 2807 Wheaton Drive, Edmonton

MLS® #E4461224

**\$1,750,000**

5 Bedroom, 5.50 Bathroom, 3,750 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

In the heart of Windermere, this residence embodies refined living with an effortless sense of style. The soaring twenty-foot foyer sets a dramatic tone, opening into sunlit spaces where sophistication meets comfort. At the home's center, a chef's kitchen with Wolf and Sub-Zero appliances, a generous island, and a discreet butler's pantry offers seamless functionality for daily life and entertaining. The dining area flows to a peaceful deck overlooking a private backyard, extending the home's sense of calm. The primary suite is a private retreat with a chic spa-level bath, separate laundry, and a tailored walk-in closet. A main-floor office enhances convenience, while upstairs hosts three additional bedrooms, a family room, and two elegantly appointed baths. The finished lower level is a world of its own with heated floors, a fitness studio, home theatre, and a legal two-bedroom suite. A home where elevated design and lifestyle converge in perfect balance.

Built in 2016

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4461224    |
| Price    | \$1,750,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,750                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2807 Wheaton Drive |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2M6            |

### Amenities

|                |                                                                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Front Porch, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Walkout Basement, See Remarks, Vacuum System-Roughed-In |
| Parking Spaces | 6                                                                                                                                                                                                                                            |
| Parking        | Front Drive Access, Heated, Triple Garage Attached                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                       |
| Appliances        | Air Cleaner-Electronic, Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Water Softener, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                                    |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                                                                                                                                                    |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                   |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Clay Tile                                                                                                                                             |
| Construction      | Wood, Stone, Stucco                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                    |

## School Information

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend                |
| High       | Lillian Osborne          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 56           |
| HOA Fees       | 639               |
| 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 October 30th, 2025 at 2:02am MDT