

## \$1,295,000 - 2806 Wheaton Drive, Edmonton

MLS® #E4432172

**\$1,295,000**

5 Bedroom, 5.50 Bathroom, 3,620 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Absolutely stunning custom-built bungalow with loft, offering over 6000 sq ft of luxurious living space in prestigious Windermere. Designed with modern elegance, this home features high-end finishes and impeccable craftsmanship. The main floor boasts 10 ft ceilings, an open-to-above living room with vaulted ceilings, and a 3-sided gas fireplace. The chef-inspired kitchen offers Jenn Air appliances, a large island, spice kitchen, and walk-in pantry, with the dining area opening to a spacious deck. The serene primary suite includes a spa-like ensuite with a jacuzzi tub, a custom wardrobe room, and patio access. A second bedroom and full bath complete the main level. Upstairs, the loft has a bonus room with a wet bar and two bedrooms with ensuites and walk-in closets. The lower level is perfect for entertaining, featuring a rec room with a wet bar, home theatre, exercise room, two baths, and a guest bedroom. 200-amp panel, heated 3-car garage and wired for EV charging.

Built in 2014

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4432172    |
| Price    | \$1,295,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,620                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2806 Wheaton Drive |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2M6            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling, Wet Bar, Vacuum System-Roughed-In, 9 ft. Basement Ceiling |
| Parking   | 220 Volt Wiring, Front Drive Access, Heated, Insulated, Triple Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Three Sided  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 106              |
| Zoning         | Zone 56          |
| HOA Fees       | 750              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 7th, 2025 at 1:33pm MDT