

# **\$1,590,000 - 2744 Wheaton Drive, Edmonton**

MLS® #E4441917

**\$1,590,000**

5 Bedroom, 3.50 Bathroom, 2,308 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Experience over 4,500 sq ft of luxury backing onto a peaceful pond. This stunning 5-bed, 3.5-bath WALKOUT BUNGALOW with soaring 16'™ ceilings, oversized windows providing natural light & an open-concept layout perfect for entertaining. The main floor is elevated by 8'™ solid core doors throughout. The chef's kitchen features quartz countertops, over-sized island, & spacious butler's pantry with second dishwasher. Retreat to the luxurious primary suite with a spa-like ensuite, complete with a steam shower. Additional features include a triple garage, HRV, high-efficiency boiler/furnace combo, A/C & roughed-in central vac. The fully finished basement offers 10'™ ceilings, in-floor heating, wet bar with dishwasher, gym, wine room & a state-of-the-art theatre room with 4K projection, 7.1 surround sound, plus theatre seating. The landscaped & fenced yard provides privacy & elegance in one of Edmonton's most desirable communities. Conveniently located near schools, parks, shopping, & access to Anthony Henday Drive

Built in 2017

## **Essential Information**

MLS® #	E4441917
Price	\$1,590,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,308
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2744 Wheaton Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2M5

### Amenities

Amenities	Air Conditioner, Bar, Exercise Room, Low Flw/Dual Flush Toilet, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
Parking Spaces	3
Parking	Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Countertop Gas, Washer - Energy Star, Wine/Beverage Cooler, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround, See Remarks
Stories	2

Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Cul-De-Sac, Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	51
Zoning	Zone 56
HOA Fees	274.56
HOA Fees Freq.	Annually

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