

## \$2,495,000 - 4096 Whispering River Drive, Edmonton

MLS® #E4424506

**\$2,495,000**

7 Bedroom, 6.50 Bathroom, 4,592 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to 4096 Whispering River Drive, a breathtaking 7,300+ sq ft walkout estate in prestigious Westpointe of Windermere. Nestled on a 1/3-acre cul-de-sac lot, this home offers easy access to river trails and scenic green space. Step inside to a grand 20+ ft open-to-above foyer with a striking barrel ceiling. The main floor boasts 10-ft ceilings, private office, and a stunning chef's kitchen with a custom wood hood fan, built-in double ovens, Dacor appliances, butler's pantry, and a 13-ft island. Motorized Hunter Douglas blinds add style and function. Oversized deck and outdoor patio allow you to enjoy the lot. With 7 bedrooms, 5 ensuite and 3 half baths, this rare design features primary suites on each level with spa-like ensuites, walk-in closets, and fireplaces. The walkout basement is an entertainer's dream with a bar, wine room, theater, gym, and game area, plus surround sound throughout. A triple attached garage, aggregate driveway, and Built Green standards ensure efficiency and luxury.

Built in 2014

### Essential Information

MLS® #	E4424506
Price	\$2,495,000



Bedrooms	7
Bathrooms	6.50
Full Baths	5
Half Baths	3
Square Footage	4,592
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4096 Whispering River Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E2

### Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Hot Wtr Tank-Energy Star, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Patio, Walkout Basement, Wet Bar, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garburator, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3

Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

### Additional Information

Date Listed	March 7th, 2025
Days on Market	45
Zoning	Zone 56
HOA Fees	525
HOA Fees Freq.	Annually

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