

\$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 | 85 |
| Zoning | Zone 56 |
| HOA Fees | 750 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 16th, 2025 at 11:02pm MDT