

## \$1,650,000 - 2744 Wheaton Drive, Edmonton

MLS® #E4441917

**\$1,650,000**

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  | \$1,650,000 |



|                |                        |
|----------------|------------------------|
| 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                                                                                                               |

### 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 | 4 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 56 |
|--------|---------|

|          |        |
|----------|--------|
| HOA Fees | 274.56 |
|----------|--------|

|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

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Listing information last updated on June 15th, 2025 at 11:17pm MDT