

## \$1,999,995 - 2790 Wheaton Drive, Edmonton

MLS® #E4443678

**\$1,999,995**

4 Bedroom, 5.50 Bathroom, 3,198 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This elegant Windermere estate offers over 5,700 sq. ft. of refined living on one of the area's largest lots, backing onto a tranquil pond. Built for those who value quality, comfort, and entertaining, it features a chef's kitchen with Wolf/Sub-Zero appliances, quartz counters, and floor-to-ceiling cabinetry. The open-concept main floor boasts 12' ceilings, 3 gas fireplaces, and a 600 sq. ft. covered deck with 4 heaters, built-in BBQ, and privacy screens—ideal for near year-round enjoyment. A private upstairs guest suite offers a full kitchen, living room, and 4-pc bath—perfect for extended family or live-in help. Walkout basement includes 2 bedrooms, heated floors, custom wine cellar, wet bar and gym (or 3rd bedroom). The primary suite features patio access, a spa bath, and boutique walk-in closet. Over \$125K in low-maintenance landscaping. Now offered below replacement cost—an exceptional value in Windermere.

Built in 2013

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4443678    |
| Price    | \$1,999,995 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,198                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2790 Wheaton Drive |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2M6            |

### Amenities

|               |                                                                                                                                                                 |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Barbecue-Built-In, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Guest Suite, No Smoking Home, Walkout Basement, Wet Bar |
| Parking       | Triple Garage Attached                                                                                                                                          |
| Is Waterfront | Yes                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Microwave Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Oven Built-In-Two, Stove-Induction |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                            |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Stucco  
Exterior Features        Backs Onto Lake, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No  
Back Lane, No Through Road, Schools, Shopping Nearby, View Lake  
Roof                            Asphalt Shingles  
Construction              Wood, Stone, Stucco  
Foundation                Slab

**School Information**

Elementary                Constable Daniel Woodall  
Middle                      Riverbend School  
High                         Lillian Osborne School

**Additional Information**

Date Listed                June 21st, 2025  
Days on Market         43  
Zoning                      Zone 56  
HOA Fees                  630  
HOA Fees Freq.        Annually

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