

## \$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

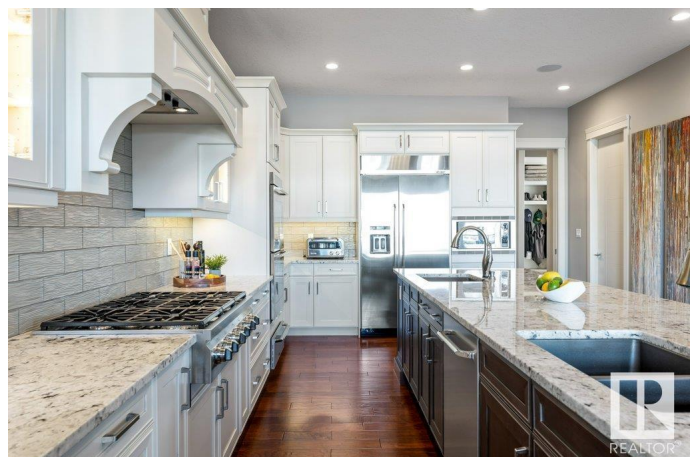
Windermere, Edmonton, AB

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 | 113             |
| Zoning         | Zone 56         |
| HOA Fees       | 525             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 28th, 2025 at 4:32am MDT