

# \$1,199,500 - 4086 Whispering River Drive, Edmonton

MLS® #E4427073

**\$1,199,500**

4 Bedroom, 3.50 Bathroom, 2,750 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the exclusive luxury community: Westpointe of Windermere. This IMMACULATE home features over 2700 sqft of livable space, with elegant & modern concepts throughout. With 4 bedrooms, 3.5 baths, den, wet bar, rec room, spacious patio with BBQ connection. Inside and outside there is ample room to live comfortably and entertain in style. Beautiful tile, hardwood & light fixtures, spacious island, stainless steel appliances & butler pantry. All windows upgraded and replaced in 2023. The open concept floor plan gives direct access to the dining area & large family room with modern electric fireplace & high ceilings. Upper level features quaint bonus room along with the spacious primary suite featuring 5pce ensuite & walkin closet. Come see this home in person - welcome to your new home!

Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4427073    |
| Price          | \$1,199,500 |
| Bedrooms       | 4           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,750       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2018                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4086 Whispering River Drive |
| Area        | Edmonton                    |
| Subdivision | Windermere                  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 2E2                     |

### Amenities

|           |                                                                                                                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Barbecue-Built-In, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Instant, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Insulated, Over Sized, Triple Garage Attached                                                                                                                                                                                                                                       |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dryer, Garage Opener, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                             |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Stucco                                          |
| Foundation        | Concrete Perimeter                                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 56          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 8:02pm MDT