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

MLS® #E4441917

#### \$1,650,000

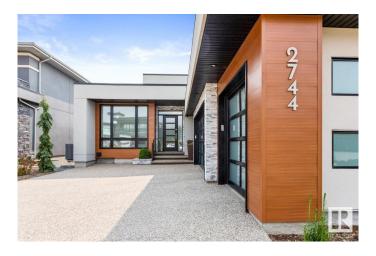
5 Bedroom, 3.50 Bathroom, 2,308 sqft Single Family on 0.00 Acres

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 3

HOA Fees Freq.

Zoning Zone 56 HOA Fees 274.56

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 June 15th, 2025 at 9:47am MDT

Annually