

## \$2,250,000 - 4096 Whispering River Drive, Edmonton

MLS® #E4455824

**\$2,250,000**

5 Bedroom, 6.50 Bathroom, 4,592 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Stunning walkout estate on a quiet Westpointe cul-de-sac, directly across from the ravine and on a 1/3-acre lot. This thoughtfully designed home offers main-floor living, featuring a primary suite with a spa-like en-suite and a cozy fireplace. The chef's kitchen is equipped with premium Dacor appliances, a 13-foot island, and a full butler's pantry. Host effortlessly in the dining room with a tray ceiling or the living room with coffered details. The upper level features a family lounge overlooking the foyer and 3 spacious bedrooms all with private en-suites. The incredible walkout lower level is designed for entertaining, featuring a sleek wet bar, a glass wine room, a theatre, a home gym, bedroom and a covered patio. Practical luxury includes motorized Hunter Douglas blinds, whole-home sound, a triple-heated garage, an aggregate concrete driveway, and Built Green efficiency. Your exclusive lifestyle awaits with direct access to river valley trails, sought-after schools and amenities a short walk away.

Built in 2014

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4455824    |
| Price    | \$2,250,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| 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, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Patio, Secured Parking, Vaulted Ceiling, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                                                                                                                        |
| Parking        | Front Drive Access, Triple Garage Attached                                                                                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                              |
| Fireplaces        | See Remarks                                                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                              |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |              |
|------|--------------|
| Roof | Cedar Shakes |
|------|--------------|

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
|--------------|---------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Dan Woodall/St. John XXIII |
|------------|----------------------------|

|        |                          |
|--------|--------------------------|
| Middle | Riverbend/St. John XXIII |
|--------|--------------------------|

|      |                 |
|------|-----------------|
| High | Lillian Osborne |
|------|-----------------|

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 3rd, 2025 |
|-------------|---------------------|

|                |    |
|----------------|----|
| Days on Market | 72 |
|----------------|----|

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

|          |     |
|----------|-----|
| HOA Fees | 525 |
|----------|-----|

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

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