

## \$1,995,000 - 2767 Wheaton Drive, Edmonton

MLS® #E4428706

**\$1,995,000**

6 Bedroom, 5.50 Bathroom, 3,505 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the Estates of Wheaton Drive. This luxurious lofted bungalow offers 6 beds, 5.5 baths, a main floor office, grand home theatre, and detailed bar. No expense was spared: marble counters, acacia floors, Cabico cabinetry, luxury appliances, 8' solid core doors, reverse osmosis, and more. A stunning solid wood floating staircase anchors the home. The Primary Suite with spa ensuite and den is privately located on the main floor. The kitchen, butler's pantry, mudroom, and dining area flow to an enclosed outdoor living space. Upstairs: 3 bedrooms, each with ensuite and walk-in, plus secondary laundry. The basement impresses with bar, games area, family room, and tiered theatre. A heated triple garage with epoxy floors and lift-ready height awaits the hobbyist. Tudor-inspired stucco and riverstone create exceptional curb appeal.

Built in 2014

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4428706    |
| Price      | \$1,995,000 |
| Bedrooms   | 6           |
| Bathrooms  | 5.50        |
| Full Baths | 5           |
| Half Baths | 1           |



|                |                        |
|----------------|------------------------|
| Square Footage | 3,505                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2767 Wheaton Drive |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2M5            |

### **Amenities**

|           |                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Triple Garage Attached                                                                                                                               |

### **Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Dishwasher-Two, Oven Built-In-Two, Stove-Induction |
| Heating           | Forced Air-2, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | Stone Facing                                                                                                                                        |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### **Exterior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                        |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Wood Shingles       |
| Construction | Wood, Stone, Stucco |
| Foundation   | Slab                |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | St. John XXIII Catholic |
| Middle     | St. John XXIII Catholic |
| High       | Lillian Osborne         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 75              |
| Zoning         | Zone 56         |

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Listing information last updated on June 16th, 2025 at 6:17pm MDT