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

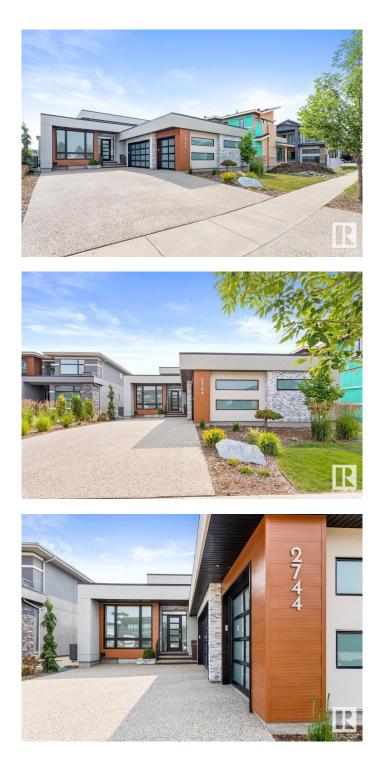
MLS® #E4441917

### \$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 16â€<sup>™</sup> 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 10â€<sup>™</sup> 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
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**

2744 Wheaton Drive
Edmonton
Windermere
Edmonton
ALBERTA
AB
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	4
Zoning	Zone 56
HOA Fees	274.56
HOA Fees Freq.	Annually

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 16th, 2025 at 4:02pm MDT