

Courtesy Of Melody M Wilson Of Real Broker

# \$2,495,000 - 4096 Whispering River Drive, Edmonton

MLS® #E4424506

**\$2,495,000**

7 Bedroom, 6.50 Bathroom, 4,592 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to 4096 Whispering River Drive, a breathtaking 7,300+ sq ft walkout estate in prestigious Westpointe of Windermere. Nestled on a 1/3-acre cul-de-sac lot, this home offers easy access to river trails and scenic green space. Step inside to a grand 20+ ft open-to-above foyer with a striking barrel ceiling. The main floor boasts 10-ft ceilings, private office, and a stunning chef's kitchen with a custom wood hood fan, built-in double ovens, Dacor appliances, butler's pantry, and a 13-ft island. Motorized Hunter Douglas blinds add style and function. Oversized deck and outdoor patio allow you to enjoy the lot. With 7 bedrooms, 5 ensuite and 3 half baths, this rare design features primary suites on each level with spa-like ensuites, walk-in closets, and fireplaces. The walkout basement is an entertainer's dream with a bar, wine room, theater, gym, and game area, plus surround sound throughout. A triple attached garage, aggregate driveway, and Built Green standards ensure efficiency and luxury.

Built in 2014

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4424506    |
| Price  | \$2,495,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| 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, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Hot Wtr Tank-Energy Star, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Patio, Walkout Basement, Wet Bar, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Garburator, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two, Wet Bar |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 3   |

Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Shopping Nearby, See Remarks  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Constable Daniel Woodall  
Middle Riverbend School  
High Lillian Osborne School

### Additional Information

Date Listed March 7th, 2025  
Days on Market 28  
Zoning Zone 56  
HOA Fees 525  
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 April 4th, 2025 at 11:02am MDT