

## \$1,199,000 - 4023 Whispering River Drive, Edmonton

MLS® #E4454825

**\$1,199,000**

3 Bedroom, 2.50 Bathroom, 1,874 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This stunning former Full House Lottery Dream Home offers luxury living in the exclusive Westpointe of Windermere, BACKING ONTO A TRANQUIL RAVINE. Built by Perry Built Homes, this WALKOUT BUNGALOW combines rustic elegance with high-end finishes—featuring soaring vaulted ceilings, rich wood and stone accents, and over 3,500 sqft of finished space. Inside you'll find Miele appliances, Control4 system, heated floors (basement + ensuite), a soundproofed theatre room, and a beautifully designed wine cellar. Expansive custom bifold sliding doors on both levels create seamless indoor-outdoor living. The double-sided fireplace anchors the open-concept main floor, while breathtaking landscaping enhances the front and back yards. Every detail of this home has been thoughtfully crafted for refined living and lasting enjoyment. With HardiePlank® siding, oversized garage, and ravine views, this home is a rare find that must be seen in person.

Built in 2010

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4454825    |
| Price     | \$1,199,000 |
| Bedrooms  | 3           |
| Bathrooms | 2.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,874                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4023 Whispering River Drive |
| Area        | Edmonton                    |
| Subdivision | Windermere                  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0T5                     |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Deck, Fire Pit, Hot Tub, No Animal Home, No Smoking Home, Vaulted Ceiling, Walkout Basement |
| Parking   | Double Garage Attached                                                                      |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                         |
| Fireplaces        | Double Sided                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground |

Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Fiber Cement |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 50                |
| Zoning         | Zone 56           |
| HOA Fees       | 200               |
| 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 October 16th, 2025 at 6:17pm MDT