

# \$1,798,000 - 168 Windermere Drive, Edmonton

MLS® #E4453011

**\$1,798,000**

5 Bedroom, 2.50 Bathroom, 1,505 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

A rare opportunity to own one of Edmonton’s most coveted properties! Backing directly onto the North Saskatchewan River. Close to Windermere Golf & Country Club, this 0.95-acre treed estate offers unparalleled privacy and natural beauty. The property features a walk-out 5-bedroom bungalow with a fully finished basement, equipped with both attached and detached double garages. Surrounded by mature trees and expansive outdoor space, this estate provides the ideal setting to renovate, re-develop, or build your dream home. All of this is just minutes from scenic walking/biking trails, premier golf, upscale shopping, dining, and the Currents of Windermere.

Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4453011    |
| Price          | \$1,798,000 |
| Bedrooms       | 5           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,505       |
| Acres          | 0.00        |
| Year Built     | 1965        |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 168 Windermere Drive |
| Area        | Edmonton             |
| Subdivision | Windermere           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6W 0S4              |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Walkout Basement, See Remarks                              |
| Parking Spaces | 8                                                          |
| Parking        | Double Garage Attached, Double Garage Detached, RV Parking |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Private Setting, River Valley View, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Stone                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 5                 |

Zoning

Zone 56

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Listing information last updated on August 17th, 2025 at 7:02am MDT