

\$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	78
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 November 13th, 2025 at 8:17pm MST