

## \$1,215,000 - 1214 Wahl Court, Edmonton

MLS® #E4448415

**\$1,215,000**

4 Bedroom, 3.00 Bathroom, 2,009 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Maintenance-free luxury living awaits in this custom bungalow in the One at Windermere. With over 3,850 sq ft of beautifully curated space, this home is designed for effortless elegance & everyday comfort. Soaring tray ceilings, engineered hardwood, & a front office sets the tone, while the chef's kitchen impresses with Wolf appliances, waterfall quartz counters, two-tone cabinetry, designer lighting & a custom pantry. The living room features a sleek linear gas F/P, coffered ceiling & built-ins, while the sunroom offers year-round relaxation overlooking a professionally landscaped yard backing onto a peaceful walkway. The elegant primary suite is a true retreat with a spa-inspired ensuite, built-in Bubblemassage tub, glass shower & water closet. A 2nd bedroom shares a full bath with guests. The FF bsmt offers a spacious rec room with gas F/P, wet bar, 2 more bedrooms with W/I closets & a stylish full bath. Additional features include A/C, micro-irrigation, full landscaping & an O/S finished garage.

Built in 2015

### Essential Information

MLS® #	E4448415
Price	\$1,215,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	2,009
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1214 Wahl Court
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3G4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Secured Parking, Sunroom, Wall Unit-Built-In, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	None, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	D. Woodall/St John XXIII
Middle	Riverbend/St John XXIII
High	Lillian Osborne

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	Zone 56
HOA Fees	236.25
HOA Fees Freq.	Annually

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Listing information last updated on July 19th, 2025 at 2:47pm MDT