

# \$1,250,000 - 31 Windermere Drive, Edmonton

MLS® #E4368085

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

VACANT LOT on WINDERMERE DR SW!  
BUILD YOUR LUXURY DREAM HOME HERE  
â€“ on this perfect VACANT LOT on  
prestigious WINDERMERE DRIVE South!  
74â€™™ building pocket. Right between  
Windermere Golf and Country Club and River  
Ridge Golf Club and a minute to the North  
Saskatchewan River and trails! AIRPORT is  
20minute drive away! HOA allows access to  
the pool etc at the Windermere Leisure Centre.  
An outstanding and unique opportunity to  
create a residence that embodies luxury,  
sophistication, and the elevated lifestyle you  
desire.



## Essential Information

MLS® #	E4368085
Price	\$1,250,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	31 Windermere Drive
Area	Edmonton
Subdivision	Windermere

City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S2

### Exterior

Exterior Features    Airport Nearby, Golf Nearby, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks

### School Information

Elementary	Woodall/St.JohnXXIII
Middle	St.JohnXXIII/Riverbend
High	LillianOsborne/MMM

### Additional Information

Date Listed	December 18th, 2023
Days on Market	593
Zoning	Zone 56
HOA Fees	1077
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 August 2nd, 2025 at 8:32am MDT