

# **\$1,745,161 - 1118 Wahl Place, Edmonton**

MLS® #E4446041

**\$1,745,161**

4 Bedroom, 3.50 Bathroom, 3,815 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Exclusive ONE at WINDERMERE, This CUSTOM BUILT home screams LUXURY, Finesse with a mix of MODERN & CLASS, The GRAND FOYER is a STUNNER with 20 FT ceilings, UPGRADED crystal chandelier & a stunning \$75,000 MAPLE SPIRAL staircase! Walking down Theres a 2nd sitting area & a HUGE vibrant Office with \$15,000 double-sided WATERFALL feature! Living Room is MASSIVE with huge 20 FT ceilings, Gorgeous brick backdrop, built in drop ceiling underlight & 3 sided fireplace! The KITCHEN & SPICE KITCHEN is a CHEFS DREAM with a built in SPEAKER system,TAJ MAHAL MARBLE countertops, Wood Cabinets to the ceiling & SS kitchen aid appliances! Upstairs Enjoy the WRAP AROUND beautiful maple with Custom cast iron Railings! The bonus room overlooks the front foyer & is attached to the front balcony! MASTER BEDROOM is Spacious with a 5PC Ensuite & A BALCONY! OVER \$150,000 in Landscaping,BACKYARD IS AN OASIS AND MASSIVE AT 1002 SQM. DESIGNED BY DOLCE VITA, BUILT WITH QUALITY, 30% MORE STUDS, QUADRUPLE PAINTED, EXCELLENT CONDITION!

Built in 2017

## **Essential Information**

MLS® #

E4446041



|                |                        |
|----------------|------------------------|
| Price          | \$1,745,161            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,815                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1118 Wahl Place |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3G6         |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Gazebo, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Insulation-Upgraded, No Animal Home, No Smoking Home, Parking-Extra, Patio, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Heated, Insulated, Over Sized, Triple Garage Attached                                                                                                                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | See Remarks                                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                             |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

**Exterior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Stucco                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Constable Daniel Woodall S |
| Middle     | St. John XXIII             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 56        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 3rd, 2025 at 7:17am MDT