

## \$3,995,000 - 4 Whitemud Place, Edmonton

MLS® #E4417776

**\$3,995,000**

4 Bedroom, 5.50 Bathroom, 4,456 sqft

Single Family on 0.00 Acres

Brander Gardens, Edmonton, AB

Private, Secluded, location & Space!

Expansive front & back yards allowing for future additions. Renovated in 2017, this Fully Modernized WALKOUT BASEMENT home has 6,510 sq ft of finished space over 3 floors, a triple car garage, rooftop patio, workout room, home theatre, 3 WET BARS, & a POOL HOUSE w/ a 51 ft interior/exterior lap pool. Located on a 27.4k sq ft, fully landscaped, exclusive, & private lot, backing a nature reserve in the heart of RIVERBEND. Enjoy a central location w/ the perks of a modern home, like app-controlled sound system & blinds, 10 camera security system: a climate-controlled wine cellar, front/back yard sprinkler system, new floor to ceiling windows, & a high efficiency heating system w/ 2 boiler redundancy. This property is concrete construction ensuring a long, structurally sound, life. Other features include the commercial grade Gunite saltwater pool w/ new Italian glass tile, elevator capabilities w/ a hidden interior 3 story elevator shaft, & a sturdy Tyndall Stone exterior!

Built in 1991

### Essential Information

MLS® #	E4417776
Price	\$3,995,000



Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,456
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	4 Whitemud Place
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5X4

### Amenities

Amenities	Air Conditioner, Bar, Closet Organizers, Deck, Exercise Room, Hot Tub, Hot Water Instant, Hot Water Tankless, No Smoking Home, Pool-Indoor, Smart/Program. Thermostat, Sprinkler Sys-Underground, Vinyl Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, Rooftop Deck/Patio
Parking Spaces	6
Parking	Triple Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Oven Built-In-Two, Projector, Hot Tub
Heating	Forced Air-1, In Floor Heat System, Electric, Natural Gas
Fireplace	Yes
Fireplaces	Granite Surround

Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Concrete, Stone
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Private Setting, River Valley View, Schools, Shopping Nearby, Treed Lot
Roof	Flat
Construction	Concrete, Stone
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 13th, 2025
Days on Market	96
Zoning	Zone 14

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