

**\$1,180,000**

Windermere, Edmonton, AB

A photograph of a modern, single-story house with a large two-car garage. The house features a combination of light-colored horizontal siding and dark grey stone accents around the garage and main entrance. The roof has multiple gables with dark shingles. The front yard is well-maintained with a green lawn, several manicured shrubs, and a large, dense evergreen tree on the right. A small garden bed with various plants and a decorative metal barrel is visible in the foreground. The sky is clear and blue.



Built in 2009

## Essential Information

MLS® #	E4438943
Price	\$1,180,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,778
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3262 Whitelaw Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0P7

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Dog Run-Fenced In, Fire Pit, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, See Remarks, TV Wall Mount
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	20
Zoning	Zone 56
HOA Fees	250
HOA Fees Freq.	Annually

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