

## **\$835,000 - 3279 Whitelaw Drive, Edmonton**

MLS® #E4430095

**\$835,000**

4 Bedroom, 3.50 Bathroom, 2,398 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Look no further! This gorgeous 2,400 SqFt 2-Storey with a TRIPLE, Heated Garage has been meticulously-maintained & is located in the heart of Windermere. 4 Bedrms; 3.5 Bathrms & Fully Finished Basement. The 9' Main floor features Hardwood almost throughout. The Kitchen is amazing - plenty of Cabinets & Granite Countertops; a large Island & S/S appliances. Perfect for that gourmet chef in your household & for entertaining. The spacious Living Rm has a Gas Fireplace & the Dining area leads you out onto the deck overlooking the private yard to enjoy the weather. The Den is so convenient. The Upper floor has Hardwood in the Bonus Rm w. vaulted ceilings. The 3 Bedrms incl. a large Primary Bedrm featuring a Ensuite (2 sinks; soaker; shower) & 2x W/I Closets! Main Bathrm & Separate Laundry Rm complete this floor. The Bsmt has a Family Rm; Flex area; 4th Bedrm; 3 Pc Bathrm & loads of storage. UPGRADES: A/C (2018); 1: HWT (2024). Close to everything you need: trails; shopping; restaurants; school. Don't miss out!

Built in 2009

### **Essential Information**

MLS® # E4430095

Price \$835,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,398                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3279 Whitelaw Drive |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0P6             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Parking-Extra, Vaulted Ceiling, See Remarks |
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl

Exterior Features      Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 10th, 2025

Days on Market        10

Zoning                      Zone 56

HOA Fees                  200

HOA Fees Freq.        Annually

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Listing information last updated on April 20th, 2025 at 1:32pm MDT