

## **\$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          9

Zoning                        Zone 56

HOA Fees                    200

HOA Fees Freq.          Annually

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