

# \$1,180,000 - 3262 Whitelaw Drive, Edmonton

MLS® #E4450391

**\$1,180,000**

4 Bedroom, 2.50 Bathroom, 1,778 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Executive Walkout Bungalow | Custom Built by Hillview Homes. With 3371 sqft of living space. This home backs onto a beautiful pond and fountain, with trails leading to the river valley. Features 4 bedrooms plus den, 2.5 baths, 10'â€“14' coffered ceilings, and transom windows that fill the home with natural light. Includes Sub-Zero fridge, gas cooktop, double wall ovens, new washer/dryer, and a spa-inspired primary suite with steam shower and private deck access. Walkout basement offers 3 bedrooms, rec room, fireplace, and in-floor heating with boiler system and new hot water tank. Solid build with upgraded Hardie plank siding, AC, and oversized heated garage with drain, hot/cold water, and dog run off man door. Chase the sun in the beautiful Rocky Mountain-inspired yard, complete with a hidden â€œwine timeâ€• retreat. Close to schools and the Currents of Windermere.

Built in 2009

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4450391    |
| 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                      July 30th, 2025  
Days on Market                49  
Zoning                              Zone 56  
HOA Fees                         250  
HOA Fees Freq.                Annually

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