

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

MLS® #E4438943

**\$1,180,000**

4 Bedroom, 2.50 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Executive Walkout Bungalow | 1778 sqft + Fully Finished Basement! Step into a home where luxury meets serenity. With 10' coffered ceilings and floor-to-ceiling windows, this 4 bed, 2.5 bathroom masterpiece is bathed in natural light and backs onto a tranquil storm pond with a gorgeous view to the fountain. The main floor boasts a spacious office, stunning stone fireplace, Sub-Zero fridge, double ovens, and a spa-inspired primary suite with steam shower and private deck access. A graceful staircase leads to a walkout basement featuring 3 bedrooms, a rec room with pool table and games area, large windows, fireplace, and in-floor heating. Double Heated Garage and A/C for added comfort and convenience. Rocky Mountain-inspired landscaping enchants at every turn—enjoy fireside evenings out back or unwind in the hidden front wine time retreat. From sunrise to starlight, this yard is pure magic. Close to schools and shopping at The Currents of Windermere —don't miss this rare opportunity.

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 | 19             |
| Zoning         | Zone 56        |
| HOA Fees       | 250            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 16th, 2025 at 12:02am MDT