

\$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'x14' 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 "wine time" 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 2
Zoning Zone 56
HOA Fees 250
HOA Fees Freq. Annually

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