# \$1,230,000 - 3262 Whitelaw Drive, Edmonton

MLS® #E4438943

### \$1,230,000

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'–14' coffered ceilings and floor-to-ceiling windows, this 4 bed, 2.5 bathroom masterpiece is bathed in natural light and backs onto a tranguil 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 turnâ€"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 â€"don't miss this rare opportunity.







Built in 2009

#### **Essential Information**

MLS® # E4438943 Price \$1,230,000 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 8

Zoning Zone 56

HOA Fees 250

HOA Fees Freq. Annually

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