

## \$439,900 - 3097 Whitelaw Drive, Edmonton

MLS® #E4432484

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

You are going to LOVE this BEAUTIFUL 2-storey half duplex with, FULLY FINISHED BASEMENT, single attached insulated garage that located in the vibrant & highly sought-after community of Windermere! Offering 1,366 sqft of living space, this home is perfect for families seeking both space & style in a convenient location close to shopping, schools, & all major amenities. The main floor features maple cabinetry, an island with eating bar, and a generous walk-through pantry for added storage and function. The open dining area flows effortlessly to your FULL LENGTH rear deck, leading to a private backyard thatâ€™s fully landscaped & includes a fire-pit & gazeboâ€”perfect for outdoor entertaining or quiet relaxation! Upstairs, the primary bedroom has a large walk-in closet & 4-piece ensuite. Two additional bedrooms & a full 4-piece bathroom complete the upper level. The FULLY FINISHED basement offers a versatile family room. Move-in ready & close to everything (schools, shopping) this property is a must-see!!!

Built in 2010

### Essential Information

MLS® # E4432484

Price \$439,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,403         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3097 Whitelaw Drive |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0T7             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Deck                              |
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 56          |
| HOA Fees       | 100              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 3rd, 2025 at 6:17pm MDT