

## \$213,000 - 3715 Whitelaw Lane, Edmonton

MLS® #E4441968

**\$213,000**

2 Bedroom, 2.00 Bathroom, 800 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

### "PRESTIGIOUS WINDERMERE VILLAGE"

You will be impressed with Top floor unit. The "MODERN BAR-TYPE KITCHEN" has an abundance of dark cappuccino cabinets with a breakfast counter and black appliances. There is a large bright living room with access to a private balcony with gas hook up for a BBQ & a gorgeous view. Some other features include: 2 good sized bedrooms, 2 bathrooms, "2 HEATED UNDERGROUND PARKING STALLS", underground storage cage, in suite laundry, built in computer desk, huge master bedroom with walk through closet & 3 piece ensuite with a massive 2 person walk in shower. The second bedroom also has a walk through closet with access to the main bathroom. Well managed complex & "ALL UTILITIES INCLUDING ELECTRICITY" are included in the condo fees & is wired with high fibre optics. Unit is freshly painted in warm inviting colours new luxury vinyl flooring. This complex has a fitness centre & is conveniently located close to shopping, public transit, schools & the Anthony Henday! A Must to See!



Built in 2011

### Essential Information

MLS® # E4441968

Price \$213,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 800                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3715 Whitelaw Lane |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2C3            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | Heated, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 56         |
| HOA Fees       | 110.15          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$560           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 12:17am MDT