

**\$1,180,000**

## 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 10â€™â€”14â€™ 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 turnâ€”enjoy fireside evenings out back or unwind in the hidden front â€œwine timeâ€• retreat. From sunrise to starlight, this yard is pure magic. Close to schools and shopping at The Currents of Windermere â€”donâ€™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 15th, 2025 at 11:32pm MDT