

**\$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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