

## \$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	6
Zoning	Zone 56
HOA Fees	100
HOA Fees Freq.	Annually

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 April 30th, 2025 at 8:32pm MDT