

Courtesy Of Arvin Guillermo Of Exp Realty

## \$424,900 - 3079 Whitelaw Drive, Edmonton

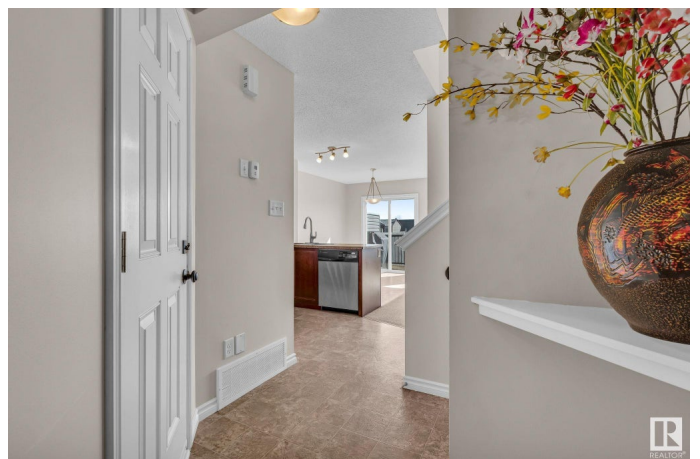
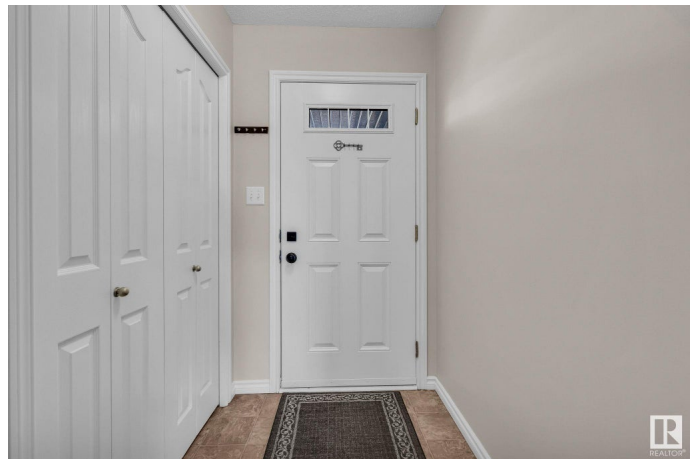
MLS® #E4427887

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,424 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

WELCOME TO WINDERMERE! This well-maintained 3 BEDROOM HALF-DUPLEX offers an open layout with a bright main floor, spacious kitchen and living area, and a BONUS ROOM upstairs – ideal for a home office, playroom, or cozy movie nights. Thoughtful updates include FRESH PAINT, QUARTZ COUNTERS in the bathrooms, modern hardware, updated lighting, and a newer HOT WATER TANK. The PRIVATE BACKYARD has NO DIRECT REAR NEIGHBOURS, with plenty of space to relax or entertain. The basement features additional space for storage, recreation, or future flexibility – ready for your personal touch. You’re just minutes from CURRENTS OF WINDERMERE, commercial gyms, restaurants, and the RIVER VALLEY TRAILS. Quick access to TERWILLEGAR DRIVE, RABBIT HILL ROAD, and the ANTHONY HENDAY. Walkable to both PUBLIC AND CATHOLIC SCHOOLS. SMOKE-FREE and PET-FREE from day one – pride of ownership throughout. This is a home you’ll feel good in.



Built in 2010

### Essential Information

MLS® #	E4427887
Price	\$424,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3079 Whitelaw Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0T7

### **Amenities**

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	Zone 56
HOA Fees	75
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 2nd, 2025 at 3:47am MDT