

Courtesy Of Manjeet S Sandhu Of MaxWell Polaris

## **\$213,000 - 419 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	419 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	4
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 16th, 2025 at 2:02pm MDT