

## \$630,000 - 3194 Whitelaw Drive, Edmonton

MLS® #E4449944

**\$630,000**

4 Bedroom, 3.50 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

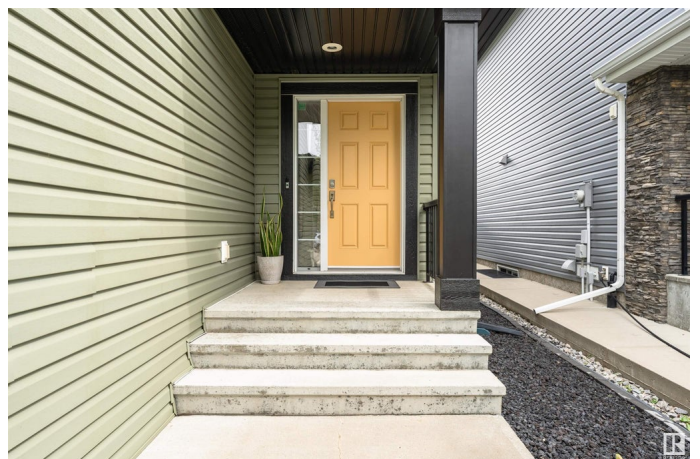
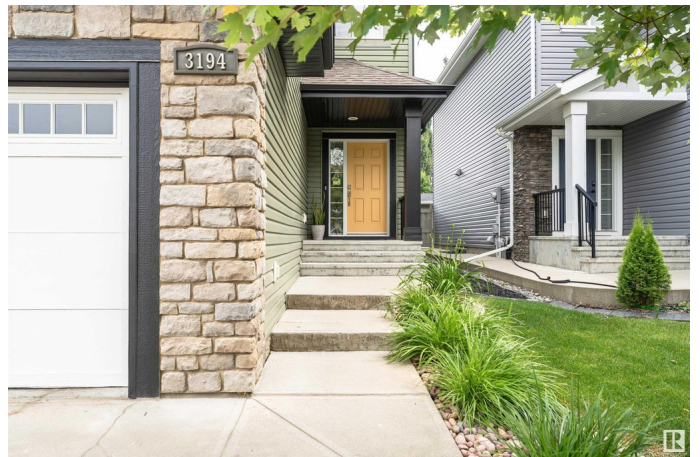
Exceptional Home with Scenic Pond & Green Space Views in Prestigious Windermere! Welcome to this beautifully maintained residence that effortlessly blends style, comfort, & functionality. This home offers an inviting open-concept main floor features rich hardwood, 9' ceilings, and a cozy gas fireplace. The gourmet kitchen offers granite counters, espresso cabinetry, pendant lighting, a walk-through pantry, and a large island—perfect for entertaining. Premium stainless steel appliances include a Viking gas range. Upstairs boasts a vaulted bonus room and 3 spacious bedrooms. The elegant primary suite includes a walk-in closet and a 5-piece ensuite with granite counters and dual vanities. Additional features: fresh paint and carpet, large deck with glass railing, professionally landscaped and fully fenced yard, central A/C, hot water on demand, and water softener. Situated near top schools, major commuter routes, & countless amenities, this home is the perfect blend of location, luxury, and lifestyle.

Built in 2009

### Essential Information

MLS® # E4449944

Price \$630,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,991                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3194 Whitelaw Drive |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 0P8             |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Hot Water Tankless |
| Parking Spaces | 4                                                                                       |
| Parking        | Double Garage Attached                                                                  |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                  |
| Fireplaces        | Glass Door                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                      |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Concrete, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 56         |
| HOA Fees       | 220.5           |
| 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 August 1st, 2025 at 11:17pm MDT