

\$1,180,000

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 | 20 |
| Zoning | Zone 56 |
| HOA Fees | 250 |
| HOA Fees Freq. | Annually |

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Listing information last updated on June 17th, 2025 at 6:02am MDT