

## \$239,900 - 413 3715 Whitelaw Lane, Edmonton

MLS® #E4436909

**\$239,900**

2 Bedroom, 2.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Modern 2 Bedroom/2Bathroom Penthouse unit with heated underground parking in the desirable neighbourhood of Windermere! The bright open concept unit comes with new wide plank laminate flooring throughout, all brand-new appliances and condo fees that include all utilities. The kitchen has ample cabinetry and modern granite countertops with a large eat-in breakfast nook that looks on to a spacious living room with a large window letting in lots of sunlight. Both bedrooms in the unit are spacious and have their own walk-through closets and full ensuite bathrooms! Additional features include a private balcony backing on to a large green space, a private storage unit and a dedicated office nook. Minutes from all amenities, schools and both the Anthony Henday and Whitemud, this unit is a must see!

Built in 2011

### Essential Information

MLS® #	E4436909
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.00



Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Penthouse
Status	Active

### **Community Information**

Address	413 3715 Whitelaw Lane
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2C3

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary                 Daniel Woodall

**Additional Information**

Date Listed                 May 16th, 2025  
Days on Market            21  
Zoning                        Zone 56  
HOA Fees                    110.25  
HOA Fees Freq.            Annually  
Condo Fee                   \$560

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