

## \$215,000 - 316 3715 Whitelaw Lane, Edmonton

MLS® #E4454778

**\$215,000**

2 Bedroom, 2.00 Bathroom, 903 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Upgraded 3rd floor corner unit with 2 bedrooms + den, 2 full bathrooms, and 2 underground parking stalls! This bright, open-concept condo features hardwood and ceramic tile flooring throughout, fresh paint, and a stylish kitchen with granite counters, stainless steel appliances, modern tile backsplash, and a large eating bar. The living room is filled with natural light and opens to a spacious wrap-around balcony with gas hookup for your BBQ. Both bedrooms include walk-through California closets, with the primary offering a private 3-piece ensuite. Extra perks include built-in speakers, pre-wired iPod/iPhone docks, and in-suite laundry. The building itself offers fantastic amenities like a fitness room, hobby room, security cameras, and high-speed elevators. Ideally located near shopping, Terwillegar Rec Centre, the river valley, and with quick access to the Henday and Edmonton International Airport, this condo is the perfect blend of comfort, convenience, and style!

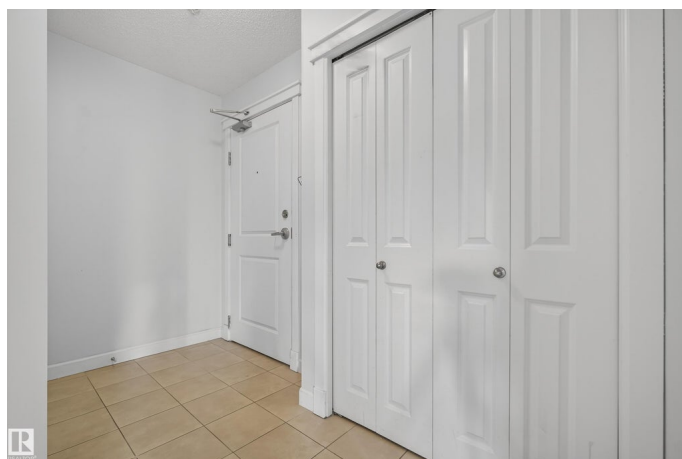
Built in 2011

### Essential Information

MLS® # E4454778

Price \$215,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 903                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 316 3715 Whitelaw Lane |
| Area        | Edmonton               |
| Subdivision | Windermere             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2C3                |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Visitor, Social Rooms, Television Connection |
| Parking Spaces | 2                                                                   |
| Parking        | Underground                                                         |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                                 |
| # of Stories      | 4                                                                                                                      |
| Stories           | 4                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition                                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Brick, Composition |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 56           |
| HOA Fees       | 120               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$648             |

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 September 1st, 2025 at 1:47am MDT