

## \$159,800 - 309 3719 Whitelaw Lane, Edmonton

MLS® #E4432965

**\$159,800**

1 Bedroom, 1.00 Bathroom, 584 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

PARK VIEWS from this one bedroom condo in WINDERMERE VILLAGE conveniently located close to schools, shopping, the Currents at Windermere with all the amenities & the Anthony Henday. Lots of natural light in this open concept condo with a spacious living and dining room. The kitchen has an island, black appliances and espresso color cabinetry. The balcony has southwest views over the park with a gas BBQ outlet. The primary bedroom has walk through closets to the 4 piece bathroom. Included is the fridge, microwave hood fan, ceramic top stove, dishwasher, blinds and an INSUITE WASHER AND DRYER. Assigned underground parking #175.

The building has visitor parking and a fitness room. An excellent community in a convenient location close to all amenities. The current renters would like to stay and are paying \$1,400 per month.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432965  |
| Price          | \$159,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 584       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2011                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 309 3719 Whitelaw Lane |
| Area        | Edmonton               |
| Subdivision | Windermere             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2C3                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Underground                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Fiber Cement   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Fiber Cement   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 25th, 2025

Days on Market 6

Zoning Zone 56

Condo Fee \$403

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Listing information last updated on May 1st, 2025 at 1:47pm MDT