

# **\$159,900 - 409 3715 Whitelaw Lane, Edmonton**

MLS® #E4442643

**\$159,900**

1 Bedroom, 1.00 Bathroom, 589 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Fantastic find in the Windermere community! This affordable, top-floor condo has a great location and a beautiful view! The low condo fee includes: Heat, water, electricity, and access to a fitness facility. This condo features a 9' ceiling and is tidy and clean. Enjoy the south-facing balcony, which floods the unit with sunlight. Enjoy the convenience of in-suite laundry, underground parking, and an assigned storage unit.

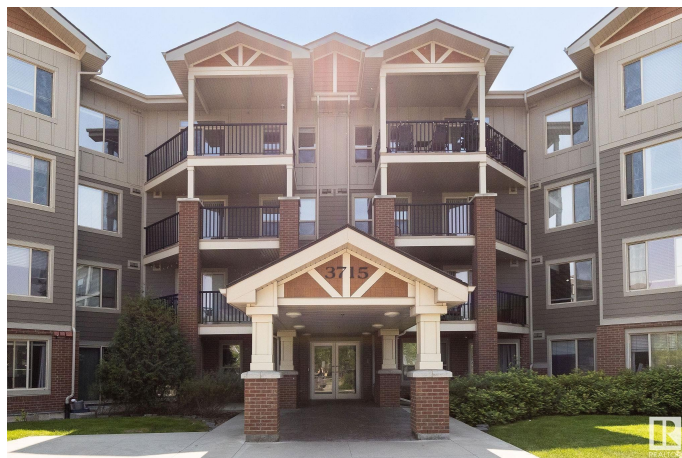
Built in 2011

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442643               |
| Price          | \$159,900              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 589                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## **Community Information**

Address 409 3715 Whitelaw Lane



|             |            |
|-------------|------------|
| Area        | Edmonton   |
| Subdivision | Windermere |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6W 2C3    |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Ceiling 9 ft., Patio, Vinyl Windows |
| Parking   | Underground                         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, See Remarks  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl, Hardie Board Siding   |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl, Hardie Board Siding   |
| Foundation        | Slab  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 56         |
| HOA Fees       | 110.25          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$403           |

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Listing information last updated on June 17th, 2025 at 9:02am MDT