

## \$209,500 - 218 3715 Whitelaw Lane, Edmonton

MLS® #E4454775

### \$209,500

2 Bedroom, 2.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". Spacious 2-bed, 2-bath Windermere Village condo offering 812 sq ft on the second floor with bright east-facing windows. Includes two assigned parking stalls (1 underground, 1 powered surface) plus a storage room. Inside: large kitchen with ample cabinetry, stylish vinyl plank flooring, and in-suite laundry. Both bedrooms feature walk-through closets and full ensuite baths—ideal for roommates, families, or guests. Prime location minutes to schools, shopping, amenities, and quick access to Anthony Henday. Condo fees are \$560.21/month including heat and water; 2025 property taxes \$1,749. Currently tenanted, with one year contract until October 31, 2026. Tenant pays \$1,600. A fantastic investment opportunity in a desirable community—this condo is a must-see!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454775  |
| Price          | \$209,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 812       |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 218 3715 Whitelaw Lane |
| Area        | Edmonton               |
| Subdivision | Windermere             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2C3                |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Exercise Room, Storage-Locker Room, See Remarks |
| Parking Spaces | 2                                               |
| Parking        | Stall, Underground                              |

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Composition, Fiber Cement                                             |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Brick, Composition, Fiber Cement                                             |
| Foundation        | Concrete Perimeter                                                                 |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend                |
| High       | Lilian Osborne           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 71                |
| Zoning         | Zone 56           |
| HOA Fees       | 105               |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$560             |

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Listing information last updated on November 5th, 2025 at 2:02am MST