

## \$155,000 - 106 3715 Whitelaw Lane, Edmonton

MLS® #E4455036

**\$155,000**

1 Bedroom, 1.00 Bathroom, 587 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this 1 bedroom, 1 bathroom condo located in the desirable community of WINDERMERE. This unit offers a functional open concept layout with a modern kitchen and quality finishes. The primary bedroom is bright and features a walk through closet with direct access to the 4 piece ensuite. The SOUTH facing main floor patio provides additional outdoor living space, ideal for container gardening or relaxing. The building and grounds are well maintained & the property is conveniently located close to shopping, schools, parks, trails, and other amenities. Underground parking stall E225.

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455036               |
| Price          | \$155,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 587                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 106 3715 Whitelaw Lane |
| Area        | Edmonton               |
| Subdivision | Windermere             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 2C3                |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door |
| Parking   | Underground                                                                                            |

### Interior

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

### Exterior

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

### School Information

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 56           |
| HOA Fees       | 110.25            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$403             |

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Listing information last updated on September 18th, 2025 at 9:17am MDT