

\$449,900 - 306 1316 Windermere Way, Edmonton

MLS® #E4440111

\$449,900

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

"STEEL & CONCRETE" LUX 18+building AT UPPER WINDERMERE! Nestled in a prime location, 2 Bedroom + 1 Den + 2 UNDERGROUND PARKING + TITLED STORAGE Condo unit offers A generously sized layout, spanning nearly 1,300 square feet, ensuring ample space for comfortable living. West-facing exposure, allowing you to bask in the beauty of breathtaking sunsets. Direct backing onto a tranquil pond and a scenic walk path, bringing nature's serenity to your doorstep. This remarkable condo is thoughtfully designed with Built-in closets, offering a seamless storage solution. A kitchen adorned with stainless steel appliances and a quartz countertop, marrying elegance with functionality. Added conveniences include: A/C, 2nd floor fitness. What sets this unit apart is its pristine condition, having never been lived in. Location is amazing, minutes from Currents shopping center, the river valley. & the Anthony Henday Freeway!

Built in 2019

Essential Information

MLS® #	E4440111
Price	\$449,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,224
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	306 1316 Windermere Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J3

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Patio, Secured Parking, Storage Cage
Parking Spaces	2
Parking	Heated, Underground
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Metal, Stucco
Exterior Features	Backs Onto Park/Trees, Creek, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Tar & Gravel
Construction	Concrete, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 1st, 2025
Days on Market	68
Zoning	Zone 56
Condo Fee	\$650

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