

## \$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	107
Zoning	Zone 56
Condo Fee	\$650

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