

\$449,900 - 206 1316 Windermere Way, Edmonton

MLS® #E4443084

\$449,900

2 Bedroom, 2.00 Bathroom, 1,222 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

HUGE & stunning 1222 sq.ft. 2 bedroom + DEN, 2 bathroom unit in a CONCRETE & STEEL adult only 18+ building. The best part of owning this property? It is SOUTH facing with a VIEW OF THE POND! Talk about tranquility! This quiet unit has so many desirable features like the 10 foot ceilings, quartz counter tops throughout (including a waterfall edge in the kitchen), kitchen cabinetry & backsplash to the ceiling, heated tile floors in the en suite, an abundance of pot lights, & TWO UNDERGROUND stalls! You will love that view from the second you enter your new home, & you can see it from every room except the den. The open concept of the kitchen, dining area, & living room makes the condo feel even larger. The primary bedroom is large enough for a king suite, & the second bedroom is also a good size. This is the perfect property for someone looking for a quiet place to call home while being walking distance to tons of restaurants, shopping, pathways, & more, with a full-service gym steps from your unit door!

Built in 2019

Essential Information

MLS® # E4443084

Price \$449,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	206 1316 Windermere Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0P1

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, No Animal Home, Parking-Visitor, Storage Cage
Parking	Double Indoor, Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Metal, Stone, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby,

	Low Maintenance Landscap
	Public Transportation, Shopp
Roof	Roll Roofing
Construction	Concrete, Metal, Stone, Stuc
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	22
Zoning	Zone 56
Condo Fee	\$650



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 11th, 2025 at 4:47am MDT