

\$469,900 - 306 1316 Windermere Way, Edmonton

MLS® #E4440111

\$469,900

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

"STEEL & CONCRETE" LUX 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 | \$469,900 |
| 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 |

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 | 15 |
| Zoning | Zone 56 |
| Condo Fee | \$650 |

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Listing information last updated on June 16th, 2025 at 2:17pm MDT