# \$418,500 - 206 1316 Windermere Way, Edmonton

MLS® #E4443084

#### \$418,500

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 \$418,500 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

Is Waterfront Yes

## 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

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 135

Zoning Zone 56

Condo Fee \$650



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