

## **\$479,900 - 206 1316 Windermere Way, Edmonton**

---

MLS® #E4433955

**\$479,900**

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® # E4433955

Price \$479,900

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	May 2nd, 2025
Days on Market	4
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 May 6th, 2025 at 5:32pm MDT