

Courtesy Of Amie Brown and Rebecca Lashuk Of RE/MAX River City

\$450,000 - 207 1316 Windermere Way, Edmonton

MLS® #E4415822

\$450,000

2 Bedroom, 2.00 Bathroom, 1,113 sqft
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Set in one of Edmonton's most desirable neighborhoods, this spacious 2-bedroom + den condo offers an unparalleled living experience with breathtaking water views. Two private balconies provide an ever-changing backdrop that enhances peace and relaxation. Whether enjoying the morning sun or unwinding in the evening, the natural beauty creates an ambiance that feels like a private retreat. Part of a high-end concrete building known for superior quality, soundproof construction, and energy efficiency, this residence blends luxury and comfort. Just a short walk from grocery stores, shopping, restaurants, and entertainment, this home is as convenient as it is picturesque. The building boasts upscale amenities, including a fully equipped fitness room and a stunning outdoor shared patio, ideal for enjoying the view or gathering with friends. Inside, contemporary finishes and a well-planned layout create a bright, airy atmosphere that complements the tranquil water views.

Built in 2019

Essential Information

MLS® #	E4415822
Price	\$450,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,113
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	207 1316 Windermere Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J3

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Exercise Room, Intercom, No Smoking Home, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	5
Stories	5
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,

Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Unknown
Construction Concrete, Metal, Stone, Stucco
Foundation Concrete Perimeter

School Information

Elementary C.D.Woodall/St.John XXIII
Middle Riverbend/St.John XXIII
High Lillian Osbourne/MMM

Additional Information

Date Listed December 11th, 2024
Days on Market 93
Zoning Zone 56
Condo Fee \$573

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