

## \$209,900 - 206 394 Windermere Road, Edmonton

MLS® #E4429702

**\$209,900**

2 Bedroom, 2.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Don't miss this investment opportunity—tenants are already in place! This contemporary 2-bedroom, 2-bathroom condo offers incredible value in the desirable Windermere community. With stainless steel appliances and in-suite laundry, this home expertly combines practicality with modern style. Enjoy the added convenience of 2 titled underground parking stalls. Built in 2018, it's perfect for first-time buyers, investors, or those looking to downsize. The unbeatable location provides easy access to all the nearby amenities Windermere has to offer, including grocery stores, restaurants, cafes, shopping centers, parks, and more, all just a short walk away. With quick access to the Anthony Henday, commuting is effortless. Don't miss out on the opportunity to own this stunning Windermere condo. All this home needs is YOU!

Built in 2018

### Essential Information

MLS® #	E4429702
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	732



Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	206 394 Windermere Road
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0R1

### Amenities

Amenities	Detectors Smoke, Intercom, Parking-Visitor, Security Door, Sprinkler System-Fire
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	117
Zoning	Zone 56
Condo Fee	\$505

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