

## \$449,900 - 206 1316 Windermere Way, Edmonton

MLS® #E4443084

**\$449,900**

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® # E4443084

Price \$449,900



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
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
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Exterior Features    Airport Nearby, Backs Onto  
Low Maintenance Landscap  
Public Transportation, Shopp  
Roof                    Roll Roofing  
Construction        Concrete, Metal, Stone, Stucco  
Foundation          Concrete Perimeter

**Additional Information**

Date Listed            June 19th, 2025  
Days on Market        29  
Zoning                  Zone 56  
Condo Fee              \$650



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