

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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