

## \$329,900 - 216 1316 Windermere Way, Edmonton

MLS® #E4429423

**\$329,900**

2 Bedroom, 2.00 Bathroom, 881 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this TWO bedrooms, TWO full baths plus DEN condo unit in LUX at Upper Windermere - a luxury STEEL & CONCRETE condo building in a fabulous area. This unit offers an open concept and very functional floor plan. Features laminate flooring w/ 9'™ ceilings; A convenient DEN is off entry. Gourmet kitchen has ample ceiling height cabinets, quartz countertops, stainless steel appliances, canopy hood fan & full height mosaic glass backsplash. Primary bedroom comes with a walk-through closet & 4 pc ensuite w/ double sinks. One more good sized bedroom & one 4pc main bath. One titled & heated underground parking. In suite Laundry. A large west facing balcony with great pond view. Luxury condo living with great access to all amenities including public transportation, walking distance to shopping restaurants, banking, onsite daycare & pharmacy, a K-9 school and much more! \*\*\*Builder's Plan indicates 968 sq.ft for the enclosed area of this unit\*\*\*.

Built in 2019

### Essential Information

MLS® # E4429423

Price \$329,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 881                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 216 1316 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., See Remarks |
| Parking   | Heated, Underground                                   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Composition, Metal  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Roll Roofing  |
| Construction      | Concrete, Composition, Metal  |

Foundation                      Slab

**Additional Information**

Date Listed                      April 6th, 2025  
Days on Market                29  
Zoning                              Zone 56  
Condo Fee                        \$452

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Listing information last updated on May 5th, 2025 at 1:17am MDT