

## \$445,000 - 306 1316 Windermere Way, Edmonton

MLS® #E4460904

**\$445,000**

2 Bedroom, 2.00 Bathroom, 1,224 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

"STEEL & CONCRETE" LUX 18+building AT UPPER WINDERMERE! Nestled in a prime location, 2 Bedroom + 1 Den + 2 UNDERGROUND PARKING + TITLED STORAGE Condo unit offers A generously sized layout, spanning nearly 1,300 square feet, ensuring ample space for comfortable living. West-facing exposure, allowing you to bask in the beauty of breathtaking sunsets. Direct backing onto a tranquil pond and a scenic walk path, bringing nature's serenity to your doorstep. This remarkable condo is thoughtfully designed with Built-in closets, offering a seamless storage solution. A kitchen adorned with stainless steel appliances and a quartz countertop, marrying elegance with functionality. Added conveniences include: A/C, 2nd floor fitness. What sets this unit apart is its pristine condition, having never been lived in. Location is amazing, minutes from Currents shopping center, the river valley. & the Anthony Henday Freeway!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460904  |
| Price     | \$445,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,224                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 306 1316 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exercise Room, No Animal Home, No Smoking Home, Patio, Secured Parking, Storage Cage |
| Parking Spaces | 2                                                                                                                    |
| Parking        | Heated, Underground                                                                                                  |
| Is Waterfront  | Yes                                                                                                                  |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| # of Stories      | 5                                                                                         |
| Stories           | 5                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | None, No Basement                                                                         |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal, Stucco                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Creek, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                         |
|--------------|-------------------------|
| Roof         | Tar & Gravel            |
| Construction | Concrete, Metal, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 56           |
| Condo Fee      | \$650             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 6th, 2025 at 6:47am MDT