

## \$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

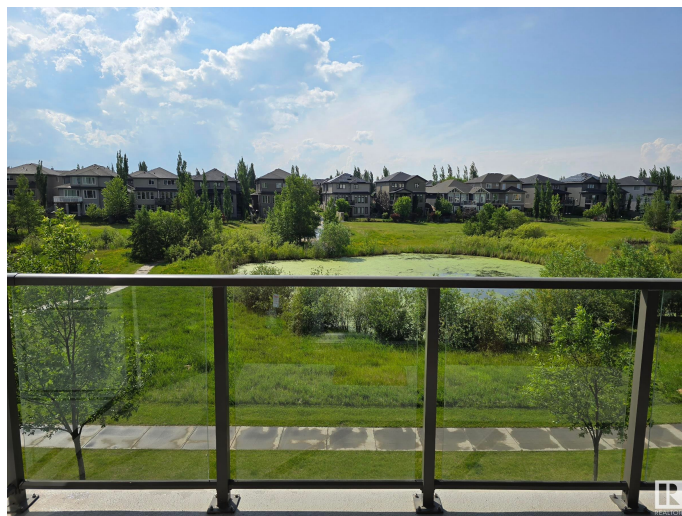
HUGE & stunning 1222 sq.ft. 2 bedroom + DEN, 2 bathroom unit in a CONCRETE & STEEL adult only 18+ building. The best part of owning this property? It is SOUTH facing with a VIEW OF THE POND! Talk about tranquility! This quiet unit has so many desirable features like the 10 foot ceilings, quartz counter 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 |
|----------|--------------------------------|

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        45  
Zoning                  Zone 56  
Condo Fee              \$650



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