

## \$359,900 - 317 1316 Windermere Way, Edmonton

MLS® #E4442454

**\$359,900**

2 Bedroom, 2.00 Bathroom, 896 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this BRAND NEW & never-lived-in TWO bedroom, TWO bath plus DEN condo unit in LUX at Upper Windermere - a luxury STEEL & CONCRETE condo building. This popular "Liberty" model offers an open concept and functional floor plan. Main floor features laminate flooring w/ 9"™ ceilings; A convenient DEN is off entry. Gourmet kitchen has light grey cabinets, quartz countertops, stainless steel appliances, canopy hood fan & full height mosaic glass backsplash. two good sized bdrms & one full bath & in-suite laundry. One titled & heated underground parking. In suite Laundry (high efficiency Front Load Washer/Dryer with oversized capacity). Luxury condo living with great access to all amenities including pil;bic transportation, walking distance to shopping restaurants, banking, onsite daycare & pharmacy, a K-9 school and much more! \*\*builder's plan shows 968 sqft\*\*.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442454  |
| Price      | \$359,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 896                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 317 1316 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke |
| Parking   | Heated, Underground                                                        |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 52              |
| Zoning         | Zone 56         |
| Condo Fee      | \$473           |

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Listing information last updated on August 5th, 2025 at 12:32pm MDT