

## \$329,900 - 319 1316 Windermere Way, Edmonton

MLS® #E4431937

**\$329,900**

2 Bedroom, 2.00 Bathroom, 910 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

\*Builder's Plan indicates 968 sq.ft for the enclosed area of this unit\*Welcome to LUX, a brand new STEEL & CONCRETE luxury building in Upper Windermere offers all amenities. 18+building. Condo allows pet and Airbnb. Stunning 2 bdrm & Den +2 full bathrooms. Titled U/G Parking(P1#75). In suite Laundry. Decorated with only the best of everything. Highlights: 9' ceilings; energy efficient windows; Upgraded plank floor through out the unit; Kitchen-Complete ss gourmet appliances; Chimney hood fan; white maple cabinets up tp ceilings; Contemporary, quartz countertops; Glass tile backsplash; Elegant bathroom: Luxurious, porcelain tiled showers with rain shower head; Full width vanity mirrors. One Secured underground parking (Heated and ventilated). It retains the value of peaceful living with great access to all amenities and transportation, community gardens, a K-9 school and while being conveniently close to all amenities.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431937  |
| Price     | \$329,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 910                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 319 1316 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking |
| Parking   | Heated, 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           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Metal, Stone                                       |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | See Remarks  |
| Construction      | Concrete, Metal, Stone                                       |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Daniel Woodall          |
| Middle     | Riverbend/St John       |
| High       | Lillian Osborne/St John |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 57               |
| Zoning         | Zone 56          |
| Condo Fee      | \$463            |

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Listing information last updated on June 17th, 2025 at 2:02pm MDT