

## \$259,000 - 1230 Windermere Way, Edmonton

MLS® #E4433512

**\$259,000**

2 Bedroom, 2.00 Bathroom, 858 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere Waters!! This bright and spacious corner unit condo in the heart of Windermere, offering 858 sq ft of stylish, modern living. This 2 bedroom, 2 bathroom condo features a smart open-concept layout, large windows for plenty of natural light, and luxury finishes throughout. Highlights include: Heated floors, High-end stainless steel appliances, Spacious kitchen with quartz countertops, Private patio, In-suite laundry and 1 underground heated parking stall. Situated just steps from all the essentials - grocery stores, restaurants, bars, schools, and daycare. This location offers unmatched walkability and convenience. Note: Some pictures are virtually staged.

Built in 2011

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433512          |
| Price          | \$259,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 858               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1230 Windermere Way |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2J3             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Secured Parking         |
| Parking   | Heated, Over Sized, Stall, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | See Remarks, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stone, Stucco  |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | St. John XXIII Catholic |
| Middle     | St. John XXIII Catholic |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 30th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 47      |
| Zoning         | Zone 56 |
| Condo Fee      | \$499   |

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Listing information last updated on June 16th, 2025 at 9:17am MDT