

## \$550,000 - 305 1350 Windermere Way, Edmonton

MLS® #E4433132

**\$550,000**

2 Bedroom, 2.00 Bathroom, 1,419 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

"Absolutely Stunning" Single Level Adult (18+) Condo. Open Bright Floor Plan Features Huge Windows with Amazing Views. Large Living Room with Electric Fireplace and Garden Door Access to Balcony, Dining Room, Corner Office Area with Built in Granite Top Desk and Upper Cabinet. Great Kitchen with Granite Counters, Large Granite Island and Stainless Appliances. Spacious Primary Bedroom with Walk Through Closet, Five Piece Ensuite Features Granite Counter, Double Sinks, Bathtub and Separate Shower. Good Sized Second Bedroom, Four Piece Bathroom. Other Features Include Hunter Douglas Window Coverings, A/C, Insuite Laundry, Covered Balcony with Privacy Screen, TWO Titled Underground Parking Stalls and Large Titled STORAGE Cage. Building Amenities Include Exercise Room and Large Party Room. Outstanding Condo in a Great Location, Near All Amenties

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433132  |
| Price      | \$550,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,419                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 305 1350 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Heated, Underground  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Steel, Metal, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Public Transportation, Shopping |

|              |                      |
|--------------|----------------------|
|              | Nearby               |
| Roof         | Flat                 |
| Construction | Steel, Metal, Stucco |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 56          |
| Condo Fee      | \$817            |

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Listing information last updated on May 1st, 2025 at 1:47pm MDT