# \$625,000 - 303 1316 Windermere Way, Edmonton

MLS® #E4436291

### \$625,000

3 Bedroom, 2.50 Bathroom, 1,624 sqft Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to luxury living in Upper Windermere! This stunning 1600+ sqft unit offers 2 spacious bedrooms, each with walk-in closets and private ensuites, plus a bright third bedroom with French doors. The fully upgraded Kitchen Kraft kitchen features top-of-the-line appliances, a built-in pantry, and an oversized island perfect for entertaining. Enjoy west-facing windows & dual balconies with breathtaking pond views, complemented by motorized Hunter Douglas vertical dual shades for effortless control & Lutron Smart Lighting throughout. Open-concept living and dining areas exude sophistication, custom built-in cabinets enhance the second walk-in closet and master ensuite, which is plumbed for a bathtub. Additional upgrades include an advanced humidity and filtration system (2025) and floating deck flooring. 2 titled underground parking stalls and 2 titled cage storage units, providing ample space and convenience. Walking distance to the Currents of Windermere, offering shopping, dining, and entertainment.







Built in 2019

# **Essential Information**

MLS® # E4436291 Price \$625,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,624

Acres 0.00

Year Built 2019

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 303 1316 Windermere Way

Area Edmonton

Subdivision Windermere

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 0P1

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Exercise Room,

Parking-Visitor, Secured Parking, See Remarks, Storage Cage

Parking Spaces 2

Parking Heated, Underground

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Freezer, Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings, Curtains and Blinds

Heating Fan Coil, Heat Pump, Natural Gas

# of Stories 5

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Stone, Stucco

Exterior Features Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Concrete, Stone, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 14th, 2025

Days on Market 168

Zoning Zone 56

Condo Fee \$859

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