

## \$335,000 - 319 1316 Windermere Way, Edmonton

MLS® #E4418594

**\$335,000**

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® #	E4418594
Price	\$335,000
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	January 20th, 2025
Days on Market	90
Zoning	Zone 56
Condo Fee	\$463

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