

Courtesy Of Sanshira Riep Of Real Broker

## **\$675,000 - 303 1316 Windermere Way, Edmonton**

MLS® #E4428748

**\$675,000**

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® # | E4428748  |
| Price  | \$675,000 |



|                |                        |
|----------------|------------------------|
| 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    | April 3rd, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 56         |
| Condo Fee      | \$859           |

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Listing information last updated on May 2nd, 2025 at 12:02pm MDT