

## \$449,900 - 505, 1316 Windermere Wy, Edmonton

MLS® #E4456078

### \$449,900

2 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Are you looking for an Executive style condo in a secure exclusive location. Welcome to this amazing Condominium unit in Lux at Upper Windermere a luxury Condominium built of steel and concrete. This condo unit has two bedroom, two bathrooms plus den. Open concept floor plan, 9' ceiling, gourmet kitchen, white cabinets, quartz countertops, stainless steel appliances, canopy hood fan. Custom closets on the master bedroom. The in- floor heating offers superior comfort on the bathrooms. The bedrooms are a good size, in-suite laundry. A/C available. A beautiful view from the balcony facing the pond. Peaceful and relaxing. Two title, heated underground parking. Great access to all amenities, walking distance to shopping, restaurants.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456078  |
| Price          | \$449,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 954       |
| Acres          | 0.00      |
| Year Built     | 2019      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 505, 1316 Windermere Wy |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, No Smoking Home |
| 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, Composition, Metal                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                       |
| Construction      | Concrete, Composition, Metal                                       |
| Foundation        | Slab                                                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 61                  |
| Zoning         | Zone 56             |

Condo Fee                \$507

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Listing information last updated on November 4th, 2025 at 3:03pm MST