

## \$218,800 - 445 348 Windermere Road, Edmonton

MLS® #E4434154

**\$218,800**

2 Bedroom, 2.00 Bathroom, 793 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Wake up to treetop views in this bright and stylish 2-bedroom 2-bath condo in Elements at Windermere. The open-concept layout features a modern kitchen with stainless steel appliances, dark cabinetry, pendant lighting and a large island with seating perfect for cooking or entertaining. The spacious living area opens to a private balcony with peaceful residential views. Both bedrooms offer large windows and natural light. The primary includes a walk-through closet and a 4-piece ensuite. A second full bath plus in-suite laundry with storage add everyday function. Enjoy underground parking and quick access to schools, Superstore and the Currents of Windermere. Public transit and nearby commercial amenities add urban convenience while keeping a community feel. Ideal for first-time buyers, downsizers or investors looking for a low-maintenance home in southwest Edmonton.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434154  |
| Price      | \$218,800 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 793                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 445 348 Windermere Road |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2P2                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Parking-Visitor, Sprinkler System-Fire |
| Parking Spaces | 1  |
| Parking        | Underground                                  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | A. Blair McPherson School |
| Middle     | Abbott School             |
| High       | Academy at King Edward    |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 11            |
| Zoning         | Zone 56       |
| Condo Fee      | \$497         |

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Listing information last updated on May 13th, 2025 at 12:17am MDT