

## **\$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
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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	106
Zoning	Zone 56
Condo Fee	\$859

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