

## \$679,900 - 401 1316 Windermere Way, Edmonton

MLS® #E4448583

**\$679,900**

2 Bedroom, 2.50 Bathroom, 1,508 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Offering 1595 Sq. Ft. of total living space! Are you looking for an executive style condo home in a secure, exclusive location? Look no further than this exquisite home with top quality finishing & upgrades plus it is a corner unit with South West exposure so you have a view of the pond & green space! Spacious foyer welcomes you home, & you will appreciate the many special touches here. A half bath is conveniently located for guests, & the open main living area offers wonderful south west views. The dining area has patio doors opening to the wrap around balcony so you can enjoy your outdoor living space with gas lines for BBQ & fire table! Kitchen is perfect for the family chef! Pantry, granite counter tops, Upgraded cabinets and appliances, including a 5 burner gas stove. Two large bedrooms, each with a walk-in closet & full ensuite bath. The den is perfect for home office, exercise space or whatever suits your life style. Comes with two underground parking stalls, storage cabinets & cage storage

Built in 2019

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4448583  |
| Price  | \$679,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,508                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 401 1316 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                       |
| # of Stories      | 5                                                                                            |
| Stories           | 1                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | None, No Basement                                                                            |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Concrete                            |
| Exterior Features | Schools, Shopping Nearby, View Lake |
| Roof              | Tar & Gravel                        |

|              |                    |
|--------------|--------------------|
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 79              |
| Zoning         | Zone 56         |
| Condo Fee      | \$783           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 2nd, 2025 at 6:32am MDT