

## \$238,000 - 102 1316 Windermere Way, Edmonton

MLS® #E4440042

**\$238,000**

1 Bedroom, 1.00 Bathroom, 658 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Discover affordable luxury at The LUX in Upper Windermere, featuring stunning 1-bedroom residences with designer finishes including quartz counters, 10' ceilings, complete with in-suite laundry and exceptional building amenities like a heated underground parking, state-of-the-art fitness center, and pet-friendly/Airbnb-approved units - all while enjoying serene pond/park views and an unbeatable walkable location just steps from Currents of Windermere's shopping, dining, and entertainment, with easy access to River Valley trails and major transportation routes

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440042               |
| Price          | \$238,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 658                    |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 102 1316 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

## Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Intercom, Parking-Visitor, Patio |
| Parking   | Heated, Underground                                               |

## Interior

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

## Exterior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal, Stone, Stucco                                                                                                                                                                            |
| Exterior Features | Airport Nearby, Backs Onto Lake, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                          |
| Construction      | Concrete, Metal, Stone, Stucco                                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                                                        |

## School Information

|            |                          |
|------------|--------------------------|
| Elementary | CONSTABLE DANIEL WOODALL |
| Middle     | RIVERBEND SCHOOL         |
| High       | LILLIAN OSBORNE SCHOOL   |

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 15      |
| Zoning         | Zone 56 |
| Condo Fee      | \$285   |

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Listing information last updated on June 18th, 2025 at 2:32am MDT