

## \$229,900 - 312 394 Windermere Road, Edmonton

MLS® #E4432114

**\$229,900**

2 Bedroom, 2.00 Bathroom, 778 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Elegant 2 BED 2 BATH Luxury suite in the heart of Windermere! Functional layout suitable for personal living or investment purposes. Enjoy features such as vinyl plank flooring, quartz counters, walk-in closet, large island, stainless steel appliances, in-suite laundry, pantry, balcony and underground parking! New washer dryer combo added in 2023! Grocery, restaurants, medical plaza, and K-9 school all available at walking distance. Well kept, and ready for a new owner!

Built in 2018

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432114               |
| Price          | \$229,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 778                    |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 312 394 Windermere Road |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0R1                 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, TV Wall Mount, Curtains and Blinds |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, View City |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 26               |
| Zoning         | Zone 56          |
| Condo Fee      | \$446            |

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Listing information last updated on May 18th, 2025 at 2:32pm MDT