

# \$239,999 - 304 1238 Windermere Way, Edmonton

MLS® #E4447893

**\$239,999**

2 Bedroom, 1.00 Bathroom, 725 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere Waters! This bright and spacious 2-bedroom, 3rd-floor unit with 10 ft ceilings that offers stunning southwest exposure, filling the home with natural light throughout the day. Enjoy peaceful views and gorgeous sunsets from your private balcony, perfectly positioned for both privacy and relaxation. Thoughtfully designed with modern finishes, open-concept living, in-floor heating and titled parking, this home blends comfort with convenience—just steps from parks, trails, shops, and top-rated schools in Windermere.

Built in 2012

## Essential Information

MLS® #	E4447893
Price	\$239,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	725
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	304 1238 Windermere Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J3

## Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking	Stall
Is Waterfront	Yes

## Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 15th, 2025
Days on Market	30
Zoning	Zone 56
Condo Fee	\$420

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