# \$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 convenienceâ€"just steps from parks, trails, shops, and top-rated schools in Windermere.



#### **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

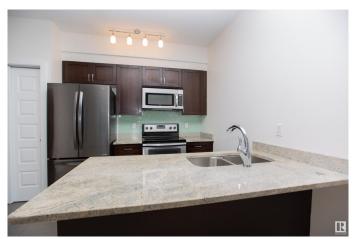
Sub-Type Lowrise Apartment

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

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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 & amp; Gravel

Construction Concrete, Stone, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 15th, 2025

Days on Market 11

Zoning Zone 56

Condo Fee \$420

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Listing information last updated on July 26th, 2025 at 4:02am MDT