

## \$273,800 - 313 1230 Windermere Way, Edmonton

MLS® #E4453515

**\$273,800**

2 Bedroom, 2.00 Bathroom, 888 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

This WELL KEPT CORNER UNIT, located in the heart of Windermere Area---Windermere Waters. Features 9' ceilings throughout the unit. Open concept kitchen with modern design, looking over the LIVING and DINING room. Good sized master bedroom has walk in closet, 3 piece en-suite with tiled shower. Also comes with other nice sized plus another 4 piece full bath. The complex is built with STEEL & CONCRETE and provides superior soundproof. In-floor heating system. You can enjoy the view of POND & PARK from the west facing balcony. It comes with one underground parking. Walking distance to SHOPPING, SCHOOLS, PARK and POND. Close to PUBLIC TRANSIT and all amenities. Easy access to ANTHONY & WHITEMUD freeway.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453515  |
| Price          | \$273,800 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 888       |
| Acres          | 0.00      |
| Year Built     | 2011      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 313 1230 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Parking-Extra, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, Underground                                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Steel, Stone, Stucco                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                  |
| Construction      | Steel, Stone, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 80                |

|           |         |
|-----------|---------|
| Zoning    | Zone 56 |
| Condo Fee | \$513   |

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 November 5th, 2025 at 4:17am MST