

# **\$738,900 - # 403 1316 Windermere Way Sw, Edmonton**

MLS® #E4232604

## **\$738,900**

2 Bedroom, 3.00 Bathroom, 1,631 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

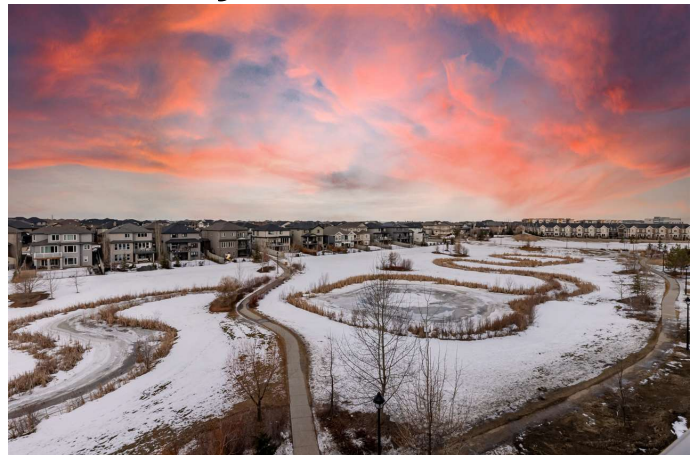
Luxury REDIFINED! Welcome to LUX AT UPPER WINDERMERE! This unit truly exemplifies LUXURY. Gorgeous pond-facing views fill every window in this unit and cascades of natural light pour across the 9' ceilings/open-concept main living areas. A chef-inspired kitchen with superior finishes offers an abundance of cabinet & (granite) counters, top-of-the-line stainless appliances, and stunning herringbone pattern (tile) backsplash. The living area offers a beautiful tile-surround fireplace, and heated floors exist throughout the unit. You'll love having the option of a private office (just close the sliding glass doors) or leave them open to expand the entire main living area. 2 bedrooms, including a master sanctuary with a spa-inspired ensuite promise you plenty of R&R and the corner soaker tub and separate shower are sure to leave you feeling rejuvenated! This unit offers 2 titled, u/g parking stalls; titled storage; in-suite laundry and steps from Currents shopping center, the river valley, airport, transit.

Built in 2021

## **Essential Information**

MLS® # E4232604

Price \$738,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,631
Acres	0.00
Year Built	2021
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE
Condo Name	Lux At Upper Windermere
Zone	Zone 56

### Community Information

Address	# 403 1316 Windermere Way Sw
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6W 2J3

### Amenities

Features	Ceiling 9 ft., Laundry-In-Suite, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, See Remarks
Parking Spaces	2
Parking	Underground
Is Waterfront	Yes

### Interior

Interior	Carpet, Ceramic Tile, Engineered Wood
Interior Features	Dishwasher-Built-In, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Gas, Tile Surround
# of Stories	1

Basement                None, No Basement

**Exterior**

Exterior                Stucco

Exterior Features    Airport Nearby, Backs Onto Lake, Flat Site, Fruit Trees/Shrubs, Golf  
Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby,  
Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                     See Remarks

Construction         Concrete

Foundation           Concrete

**Additional Information**

Date Listed            March 12th, 2021

Condo Fee             \$692

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton. Copyright 2021  
by the REALTORS® Association of Edmonton. All rights reserved.

Listing information last updated on June 20th, 2021 at 1:31pm MDT