

# **\$464,900 - 407 1316 Windermere Way, Edmonton**

MLS® #E4431741

## **\$464,900**

2 Bedroom, 2.00 Bathroom, 1,159 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Lux Condominiums brings the ultimate luxury to you with the features you've always desired for easy living! Tucked away in SW Edmonton's premier address Windermere, live the good life in a beautiful community surrounding, defined by an amazing building. Everything comes in 2 at 407 Lux. 2 beds, 2 baths, 2 titled underground parking stalls, & 2 balconies is just the beginning! Spread amongst 1159 sq. ft, the details are what matters the most when you have: quartz counters, stainless appliances, canopy hood fan, gas BBQ hookup, AC, & 9ft. ceilings. Enjoy the view from above on your 2 balconies with a west exposure onto the scenic pond + paths, while this corner unit is showered with natural light. Your new living quarters offers a primary bed. with 4 pc. bath and large WIC/flex space, while an additional 2nd bedroom has a built in Murphy Bed and bathroom for added convenience. Enjoy your new community with restaurants, shops, & services mere minutes away on foot. Words simply can't describe delight!

Built in 2019

## **Essential Information**

MLS® # E4431741

Price \$464,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,159                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 407 1316 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|                |                                                                                                                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-Locker Room, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                               |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks                                                                                                                                                                                                |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                               |
| # of Stories      | 5                                                                                                   |
| Stories           | 1                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Composition, Metal                                                                                             |
| Exterior Features | Commercial, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Roll Roofing                                                                                                             |
| Construction      | Concrete, Composition, Metal                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                       |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | DANIEL WOODALL SCHOOL  |
| Middle     | RIVERBEND SCHOOL       |
| High       | LILLIAN OSBORNE SCHOOL |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 59               |
| Zoning         | Zone 56          |
| Condo Fee      | \$619            |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT