

## \$575,000 - 403 1350 Windermere Way, Edmonton

MLS® #E4456388

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Breathtaking southwest views frame this luxurious Windermere Mansions condo, where a wraparound balcony offers the perfect vantage point for sunsets. This prestigious and private community features secure access, an exercise gym, and a refined social room with full kitchen. Inside, a welcoming foyer opens to a bright, open-concept living space where the view becomes a dramatic backdrop. The chef-inspired kitchen boasts granite counters, stainless steel appliances, and a sleek island with flush eating bar, flowing seamlessly into the dining and great room for elegant entertaining. Designed for privacy, the bedrooms are separated on either side of the living area. The primary suite offers a walk-through closet and spa-like 5-piece ensuite, while the second bedroom is adjacent to a full 4-piece bath. A spacious laundry room with extra storage completes this exceptional residence.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456388  |
| Price      | \$575,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,085                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 403 1350 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Secured Parking, Security Door, Social Rooms |
| Parking Spaces | 1                                                                                                 |
| Parking        | Parkade, Underground                                                                              |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                         |
| # of Stories      | 4                                                                                              |
| Stories           | 1                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | None, No Basement                                                                              |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Concrete, Stucco                      |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Flat                                  |
| Construction      | Concrete, Stucco                      |
| Foundation        | Concrete Perimeter                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 15                  |
| Zoning         | Zone 56             |
| Condo Fee      | \$600               |

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Listing information last updated on September 19th, 2025 at 5:02am MDT