

# **\$199,000 - 319 344 Windermere Road, Edmonton**

MLS® #E4462506

**\$199,000**

2 Bedroom, 2.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Bright, modern, and move in ready. This third floor corner unit in Windermere offers stylish comfort and a smart layout in one of Edmonton's most desirable neighbourhoods. Both bedrooms are generously sized with large windows, 2 bathrooms and a fantastic wraparound balcony that is east facing and simply massive making you love the morning sun and open views. The spacious kitchen features sleek dark cabinetry, stainless steel appliances and central island with pendant lighting which is perfect for cooking and casual dining. The open concept living area is filled with natural light from large balcony doors & offers plenty of room to relax or entertain. Nice soft carpet and the primary suite includes a massive walk-through closet and full ensuite. Neutral tones throughout, dark laminate flooring, in-suite laundry, baseboard heating and titled heated underground parking. Close to shops, restaurants, schools, transit, and everything Windermere has to offer.

Built in 2014

## **Essential Information**

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Price \$199,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 842                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 319 344 Windermere Road |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2P2                 |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Parking-Visitor, Secured Parking, Security Door, Vinyl Windows |
| Parking   | Underground                                                    |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Stove-Induction |
| Heating           | Baseboard, Natural Gas                                                                                                                         |
| # of Stories      | 4                                                                                                                                              |
| Stories           | 4                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | None, No Basement                                                                                                                              |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                        |
| Exterior Features | Commercial, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 56            |
| Condo Fee      | \$544              |

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Listing information last updated on November 4th, 2025 at 6:17pm MST