

# **\$574,900 - 104 1350 Windermere Way, Edmonton**

MLS® #E4433991

**\$574,900**

2 Bedroom, 2.50 Bathroom, 1,601 sqft

Condo / Townhouse on 0.00 Acres

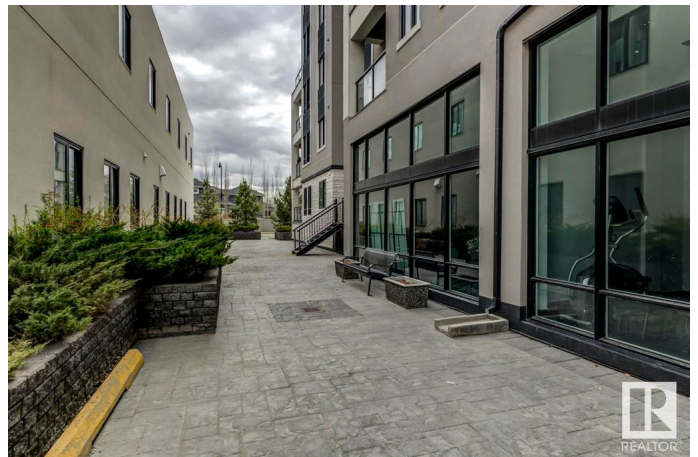
Windermere, Edmonton, AB

This is not a downsizeâ€”this is an upgrade. Welcome to Windermere Mansions, an exclusive 18+ concrete and steel building. 2347 sqft of living space across 3 levels with a private elevator to all floors and direct access from your oversized double garage, this rare unit lives like a high-end home. The kitchen is bigger and better than most single-family homes, featuring granite counters, luxe gas stove, built-in coffee bar, wine fridge, and stunning updates. Both bedrooms have private ensuites, plus a main floor den, half bath, AC, and a fully finished rec room below. Enjoy two south-facing patios, including a walkout to greenbelt views. With fresh paint, new carpets, custom blinds, and TRIPLE parking (double attached garage + u/g stall), no other unit offers this level of space, privacy, and luxury. This is elevated Windermere livingâ€”without compromise.

Built in 2014

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4433991  |
| Price      | \$574,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                       |
|----------------|-----------------------|
| Square Footage | 1,601                 |
| Acres          | 0.00                  |
| Year Built     | 2014                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 104 1350 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Party Room, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Barrier Free Home, Natural Gas BBQ Hookup |
| Parking Spaces | 3   |
| Parking        | Double Garage Attached, Heated, Stall, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Heat Pump, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Steel, Stone, Stucco  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane   |

|              |                      |
|--------------|----------------------|
| Construction | Steel, Stone, Stucco |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | Zone 56       |
| Condo Fee      | \$866         |

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Listing information last updated on May 6th, 2025 at 1:02am MDT