

## \$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.

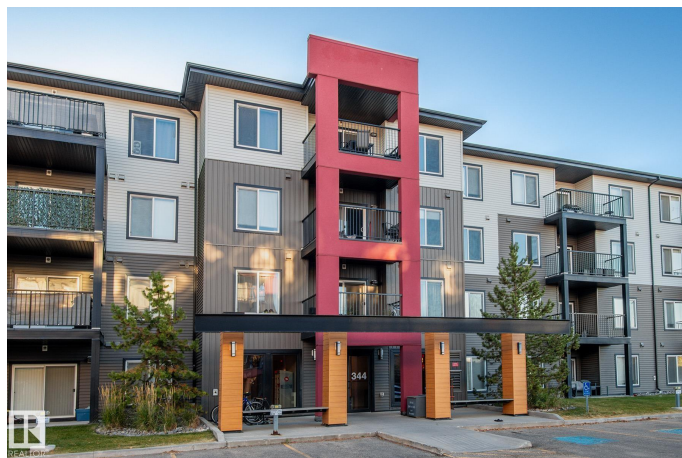
Built in 2014

### Essential Information

MLS® # E4462506

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 | 4                  |
| Zoning         | Zone 56            |
| Condo Fee      | \$544              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 21st, 2025 at 6:02pm MDT