

# \$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

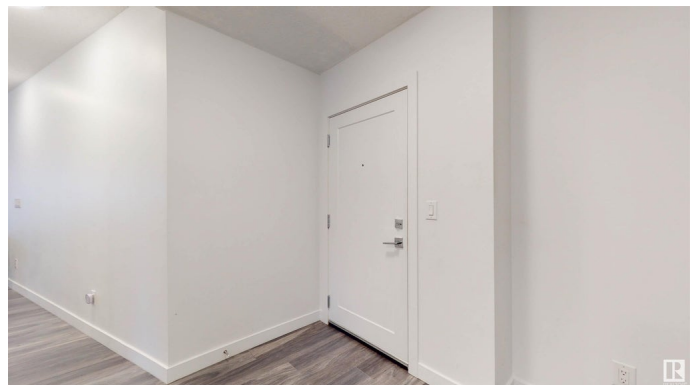
Lux Condominiums brings the ultimate luxury to you with the features you've always desired for easy living! Tucked away in SW Edmontonâ€™s premier address Windermere, live the good life in a beautiful community surrounding, defined by an amazing building. Everything comes in 2 at 407 Lux. 2 beds, 2 baths, 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 | 121              |
| Zoning         | Zone 56          |
| Condo Fee      | \$619            |

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Listing information last updated on August 16th, 2025 at 10:47pm MDT