

## \$235,000 - 110 1230 Windermere Way, Edmonton

MLS® #E4441847

**\$235,000**

2 Bedroom, 2.00 Bathroom, 778 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

STYLISH CONDO IN WINDERMERE WATERS WITH WEST VIEWS & POND SETTING! 2-bedroom, 2-bath condo in Windermere Waters, a concrete-and-steel building with low condo fees and in-floor heating. This west-facing unit offers tranquil views of the landscaped courtyard with pond and water feature. Inside, enjoy 9'™ ceilings, hardwood floors, and an open-concept layout with granite countertops, tile backsplash, eating bar, and stainless steel appliances. The layout maximizes privacy with bedrooms on opposite sides of the living space. The spacious primary suite includes a walk-through closet and private ensuite, while the second bedroom has easy access to the full bath. Additional features: in-suite laundry, titled underground parking stall (option to purchase a second), and plenty of natural light. Just steps to The Currents of Windermere with groceries, dining, VIP Cineplex, cafes, and more, with quick access to the river valley, golf, and Anthony Henday. Welcome home! Some photos have been virtually staged.

Built in 2011

### Essential Information

MLS® # E4441847

Price \$235,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 778                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 110 1230 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Intercom, Parking-Visitor, Patio, Secured Parking, Security Door |
| Parking Spaces | 1                                                                |
| Parking        | Heated, Parkade, Stall, Underground                              |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                    |
| # of Stories      | 5                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stone, Stucco                                                                           |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, View Lake |

|              |                         |
|--------------|-------------------------|
| Roof         | Tar & Gravel            |
| Construction | Concrete, Stone, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 56         |
| Condo Fee      | \$449           |

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Listing information last updated on June 16th, 2025 at 11:32am MDT