

## **\$249,000 - 209 1238 Windermere Way, Edmonton**

MLS® #E4454801

**\$249,000**

2 Bedroom, 2.00 Bathroom, 799 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Here it is! Don't pass up the opportunity to own this 2 Bedroom / 2 Bathroom condo in the Windermere Waters. Whether you are a 1st Time Home-Buyer, Investor or an Empty-Nester, this fits the bill. With Underground Parking, In-Suite Laundry; 9' Ceilings along with plenty of Upgrades, you will be more than impressed. This well-appointed condo has Hardwood throughout (& Tile in the Bathrooms) starting in the functional Kitchen boasting Granite countertops; plenty of cabinets; an Eat-up Island & Stainless-Steel appliances. The large Dining area leads you to the spacious Living Room with access to the covered balcony overlooking the courtyard - what a peaceful retreat! The 2 Bedrooms include a large Primary Bedroom that has a Walk-through closet & a full 3-Piece Ensuite. The 4-Piece Main Bathroom & Laundry complete this home. Close to everything you need: Walking trails to the pond; shopping; restaurants; schools; public transportation & access to Henday.

Built in 2011

### **Essential Information**

MLS® # E4454801

Price \$249,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	209 1238 Windermere Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J3

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, See Remarks
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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	Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 56
Condo Fee	\$449

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 August 27th, 2025 at 11:18am MDT