

# \$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	131
Zoning	Zone 56
Condo Fee	\$619

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