

# \$239,999 - 304 1238 Windermere Way, Edmonton

MLS® #E4447893

**\$239,999**

2 Bedroom, 1.00 Bathroom, 725 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere Waters! This bright and spacious 2-bedroom, 3rd-floor unit with 10 ft ceilings that offers stunning southwest exposure, filling the home with natural light throughout the day. Enjoy peaceful views and gorgeous sunsets from your private balcony, perfectly positioned for both privacy and relaxation. Thoughtfully designed with modern finishes, open-concept living, in-floor heating and titled parking, this home blends comfort with convenience—just steps from parks, trails, shops, and top-rated schools in Windermere.

Built in 2012

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447893               |
| Price          | \$239,999              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 725                    |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 304 1238 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

## Amenities

|               |                                                                                                                                                        |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | On Street Parking, Air Conditioner, Ceiling 10 ft., Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking       | Stall                                                                                                                                                  |
| Is Waterfront | Yes                                                                                                                                                    |

## Interior

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, 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 | Airport Nearby, Backs Onto Lake, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                              |
| Construction      | Concrete, Stone, Stucco                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 56         |
| Condo Fee      | \$420           |

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Listing information last updated on August 11th, 2025 at 1:17pm MDT