

## \$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 | 6                 |
| 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 September 1st, 2025 at 4:47pm MDT