

## \$205,000 - 346 348 Windermere Road, Edmonton

MLS® #E4462447

**\$205,000**

2 Bedroom, 2.00 Bathroom, 711 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Visit REALTOR® website for additional information. This **STYLISH** 2-bedroom, 2 **FULL BATH** condo in **WINDERMERE** offers modern living with an open-concept layout, sleek finishes, and a bright kitchen with **STAINLESS STEEL APPLIANCES**. **FRESHLY PAINTED** and in **IMMACULATE** condition, it's truly **MOVE-IN-READY**. The spacious living area opens to a **PRIVATE BALCONY** perfect for morning coffee or relaxing after a long day. The primary bedroom features a walk-through closet and ensuite, while the second bedroom and full bath provide flexibility for guests, roommates, or a home office. Includes a **BRAND NEW** portable A/C UNIT, garden furniture, and string lights for your balcony. Added perks include in-suite laundry and **TWO TITLED** surface parking stalls **SIDE by SIDE**. Ideally located near the Currents of Windermere, groceries, restaurants, fitness studios, and quick access to Anthony Henday. Perfect for first-time buyers and professionals.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462447  |
| Price     | \$205,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 711               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Studio Suite      |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 346 348 Windermere Road |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2P2                 |

### Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire |
| Parking Spaces | 2                                                                                                                              |
| Parking        | 2 Outdoor Stalls                                                                                                               |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks |
| Heating           | Hot Water, Natural Gas                                                                                                           |
| # of Stories      | 4                                                                                                                                |
| Stories           | 1                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | None, No Basement                                                                                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 17th, 2025  
Days on Market                8  
Zoning                              Zone 56  
Condo Fee                        \$487

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