

\$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 | 150 |
| Zoning | Zone 56 |
| Condo Fee | \$619 |

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Listing information last updated on September 15th, 2025 at 6:47am MDT