

# \$218,888 - 311 1238 Windermere Way, Edmonton

MLS® #E4428924

**\$218,888**

2 Bedroom, 1.00 Bathroom, 758 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

**\*\*\* WINNING IN WINDERMERE! \*\*\*** Dear Buyer, this is HUGE. A TREMENDOUS opportunity in one of the most desirable areas in SW Edmonton, just hit the market. This condo? UNBELIEVABLE VALUE: A two-bedroom condo priced so far below average recent sale prices, itâ€™s almost a crime. But itâ€™s not a crime, itâ€™s a STEAL (in the best way). LOCATION? UNBELIEVABLE. Youâ€™re right by Currents of Windermere: shopping, restaurants, everything youâ€™d ever want. Need to get around the city? Anthony Henday is right there. NOW LETâ€™S TALK QUALITY. You want quiet? DONE. Peaceful, Private, Concrete construction. Strong. Solid. No flimsy, noisy stick-frame stuff like in other condos. Youâ€™ll barely hear your neighbors. NEED PARKING? You get not one, but TWO (TITLED!) parking stalls. One surface, one underground in the secure, heated parkade. You OWN them. No renting, no â€œoops, someone took my spot.â€• These spots are YOURS. Affordable condo fees include heat & water. Amidst a myriad of condos, this one stands out: ITâ€™S A WINNER!



Built in 2011

## Essential Information

MLS® # E4428924

Price	\$218,888
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	758
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	311 1238 Windermere Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J3

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door
Parking Spaces	2
Parking	Heated, Parkade, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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	Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through

Road, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Tar & Gravel  
Construction Concrete, Stone, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 3  
Zoning Zone 56  
Condo Fee \$463

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 April 6th, 2025 at 8:17pm MDT