

# \$199,000 - 246 348 Windermere Road, Edmonton

MLS® #E4446172

**\$199,000**

2 Bedroom, 2.00 Bathroom, 711 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Life feels a little easier in Windermere. Walkable trails, nearby cafes, and everything you need just minutes from your door. Welcome to this stylish 2 bed, 2 bath condo designed for modern living. Enjoy an open-concept layout with sleek finishes, a kitchen with stainless steel appliances, and a bright living space that opens to your private balcony which is perfect for coffee/tea or a breath of fresh air. The primary bedroom features a walk-through closet and ensuite bathroom, while the second bedroom and full bath offer flexibility for guests, roommates, or a home office. Plus, there's in-suite laundry and titled parking for added ease. Located just minutes from the Currents of Windermere, groceries, restaurants, fitness studios, and access to Anthony Henda, this is the lifestyle you've been looking for. Perfect for first-time buyers, young professionals, or anyone ready to love where they live.

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446172  |
| Price      | \$199,000 |
| 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          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 246 348 Windermere Road |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2P2                 |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire |
| Parking Spaces | 2                                                                                       |
| Parking        | Stall                                                                                   |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water                                                                                              |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Golf Nearby, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025  
Days on Market                31  
Zoning                              Zone 56  
Condo Fee                        \$488

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