

# **\$191,500 - 234 344 Windermere Road, Edmonton**

MLS® #E4424143

**\$191,500**

2 Bedroom, 2.00 Bathroom, 710 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this stylish 710 sq. ft. apartment in the heart of Windermere, one of Edmonton's most sought-after communities! This 2 bedroom, 2 full bath unit offers the perfect blend of comfort and convenience. Step inside to find sleek laminate flooring that was changed in 2023, a spacious living area, and large windows that fill the space with natural light. The kitchen boasts ample cabinetry, a stainless steel fridge, and a distilled water spout perfect for home cooks. Enjoy the convenience of in-suite laundry, a private balcony, and a titled parking spot. Located just minutes from Currents of Windermere, you'll have easy access to shopping, dining, entertainment, golf courses, parks, and top-rated schools. With quick access to Anthony Henday Drive, commuting is a breeze.

Built in 2014

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4424143  |
| Price          | \$191,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 710       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 234 344 Windermere Road |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2P2                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Security Door |
| Parking   | Stall   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
|------------|--------------------------|

|        |                        |
|--------|------------------------|
| Middle | Riverbend School       |
| High   | Lillian Osborne School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 56         |
| Condo Fee      | \$380           |

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Listing information last updated on April 19th, 2025 at 7:47pm MDT