

Courtesy Of Jeffery Rozmahel Of Real Broker

# \$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      28

Zoning                Zone 56

Condo Fee            \$488

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