

## \$209,900 - 206 394 Windermere Road, Edmonton

MLS® #E4429702

**\$209,900**

2 Bedroom, 2.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Don't miss this investment opportunity—tenants are already in place! This contemporary 2-bedroom, 2-bathroom condo offers incredible value in the desirable Windermere community. With stainless steel appliances and in-suite laundry, this home expertly combines practicality with modern style. Enjoy the added convenience of 2 titled underground parking stalls. Built in 2018, it's perfect for first-time buyers, investors, or those looking to downsize. The unbeatable location provides easy access to all the nearby amenities Windermere has to offer, including grocery stores, restaurants, cafes, shopping centers, parks, and more, all just a short walk away. With quick access to the Anthony Henday, commuting is effortless. Don't miss out on the opportunity to own this stunning Windermere condo. All this home needs is YOU!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429702  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 732       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2018                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 206 394 Windermere Road |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0R1                 |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Intercom, Parking-Visitor, Security Door, Sprinkler System-Fire |
| Parking   | Heated, Parkade, Underground                                                     |

### Interior

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

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping 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    | April 8th, 2025 |
| Days on Market | 154             |
| Zoning         | Zone 56         |
| Condo Fee      | \$505           |

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Listing information last updated on September 8th, 2025 at 11:47pm MDT