

# \$265,000 - 320 1316 Windermere Way, Edmonton

MLS® #E4459823

## \$265,000

1 Bedroom, 1.50 Bathroom, 735 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to The LUX in Upper Windermere â€” a steel & concrete luxury building offering spacious 1-bedroom and 1.5 bathroom units. This 3rd-floor unit is larger than most, featuring 9' ceilings, in-suite laundry, titled underground parking, and a modern kitchen with stainless steel appliances, quartz counters, and full-height cabinets. The building is situated next to the pond, offering residents a beautifully landscaped community with serene views of the pond and park, as well as easy access to shopping, dining, schools, and transportation. Airbnb-approved, The LUX combines comfort, convenience, and exceptional value!!



Built in 2019

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4459823          |
| Price          | \$265,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 735               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 320 1316 Windermere Way |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 2J3                 |

### Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Exercise Room, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door |
| Parking   | Underground                                                                                                     |

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal, Stone                                                          |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Concrete, Metal, Stone                                                          |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 56              |

Condo Fee                    \$363

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Listing information last updated on October 7th, 2025 at 7:32pm MDT