

## \$240,000 - 102 394 Windermere Road, Edmonton

MLS® #E4448458

**\$240,000**

2 Bedroom, 2.00 Bathroom, 825 sqft

Condo / Townhouse on 0.00 Acres

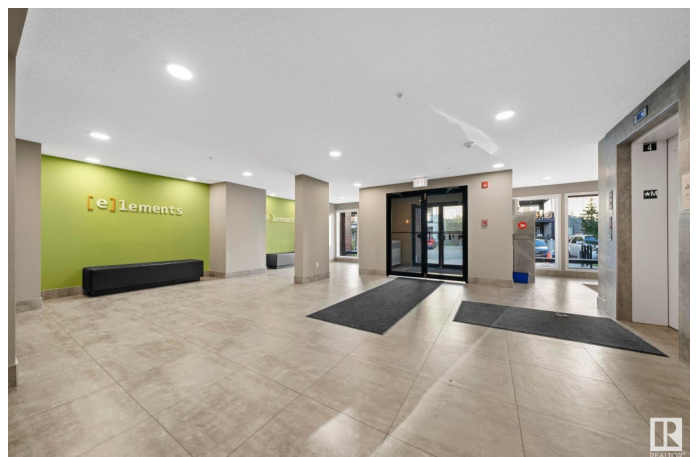
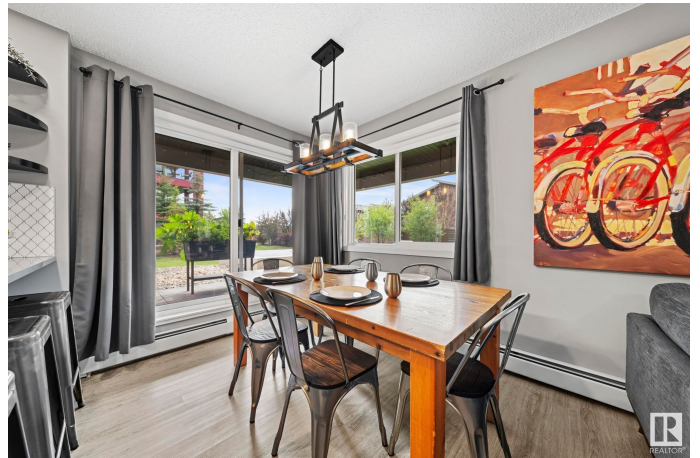
Windermere, Edmonton, AB

Prepare to be delighted by this rare 2bd/2ba ground floor corner unit that feels more like a private bungalow! Bright and stylish with two-tone kitchen cabinets, quartz countertops and upgraded lighting, it shows like new. The smart layout includes spacious a primary with ensuite, a generous front closet and large pantry. The real showstopper? A huge wraparound patio- mostly covered and backing onto greenspace- your own retreat! Includes two titled parking spots (one underground, one surface). Just steps from everything you need: shopping, dining, schools, recreation and beautiful river valley trails. Ideal for young families, students, professionals, downsizers and investors alike. Do not miss this Windermere gem!

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448458  |
| Price          | \$240,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 825       |
| Acres          | 0.00      |
| Year Built     | 2018      |



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

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 102 394 Windermere Road |
| Area        | Edmonton                |
| Subdivision | Windermere              |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 0R1                 |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 2                                                                                        |
| Parking        | Stall, Underground                                                                       |

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Dan. Woodall, St.JohnXXIII |
|------------|----------------------------|

|        |                            |
|--------|----------------------------|
| Middle | Riverbend, St.JohnXXIII    |
| High   | Lil. Osborn, Margaret Mary |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 56         |
| Condo Fee      | \$505           |

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Listing information last updated on August 3rd, 2025 at 12:32pm MDT