

Courtesy Of Marc Chalifoux Of One Percent Realty

## \$359,900 - N/A, Edmonton

MLS® #E4426124

**\$359,900**

4 Bedroom, 2.50 Bathroom, 1,379 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to The Regency at Windermere Townhomes! Experience luxury living in one of Edmonton's most sought-after communities. This complex is conveniently located near Anthony Henday, 170th St, Edmonton International Airport, and The Currents at Ambleside shopping center. Enjoy easy access to shopping, amenities, and major transportation routes. This stunning 2-storey townhome features nearly 2000 sq ft of open-concept living space with 9' ceilings, quartz counter tops, engineered hardwood, 2.5 baths (including a 4-piece master bath), 3 spacious bedrooms, and large windows with bay windows in the living area and master bedroom. Ground level is partially finished with a potential fourth bedroom, office or flex space with an additional partially finished bathroom with radiant heated floor. The complex is fully landscaped, oversized double attached 20 ft wide garage, and recent upgrades including a new hot water tank, range/stove, and dishwasher make this home a perfect choice!

Built in 2014

### Essential Information

MLS® # E4426124

Price \$359,900

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,379             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |            |
|-------------|------------|
| Address     | N/A        |
| Area        | Edmonton   |
| Subdivision | Windermere |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6W 2N6    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 56          |
| Condo Fee      | \$345            |

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Listing information last updated on May 3rd, 2025 at 8:47am MDT