

## \$1,225,000 - 205 6271 Andrews Loop, Edmonton

MLS® #E4455071

**\$1,225,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Ambleside, Edmonton, AB

Modern and sophisticated fully developed business space. Opportunity to move in without spending time or money on upgrades. Smart layout allows a new owner to start utilizing this professional space from day one. Welcoming reception area with waiting room, 6 spacious offices with great views, board room, kitchen, additional work spaces, and more. Nestled on the upper floor of Windermere Gate Plaza built in 2016 - a striking two-storey commercial building. With a 360 degree elevation the building's unique design concept makes it very inviting to all visiting clients. The parking lot is conveniently located right in front of the main entrance, where an abundance of parking stalls allows for convenient and free parking. WINDERMERE GATE PLAZA IS SITUATED WITHIN THE ATTRACTIVE WINDERMERE GATE BUSINESS PARK. This mixed-use business park includes car dealerships, bottle depot, storage centre, car wash, registry, free standing daycare facility, and more.

Built in 2016

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4455071    |
| Price     | \$1,225,000 |
| Bathrooms | 0.00        |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 2016   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 205 6271 Andrews Loop |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 3G9               |

### Exterior

|              |              |
|--------------|--------------|
| Exterior     | Block, Mixed |
| Construction | Block, Mixed |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 56           |

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Listing information last updated on September 17th, 2025 at 10:02pm MDT