

Courtesy Of Christy M Cantera Of Real Broker

## \$299,900 - 119 1031 173 Street, Edmonton

MLS® #E4445763

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Essence of Windermere welcomes you with this awesome 2-bedroom, 2 FULL bathroom FORMER show-home suite, boasting your own PRIVATE patio to enjoy & entertain outdoors! Located on the main floor with heated flooring & reasonable condo fees that INCLUDES heat & water, PLUS TITLED STORAGE & UNDERGROUND PARKING STALL in heated garage w/visitor parking available. Ideally located with all amenities close by, shopping, restaurants, coffee shops, transit & more. Spacious design for comfort living in 18+complex, boasting in-suite laundry & ample storage. Welcoming foyer transitions to open concept great room with abundance of natural light. Kitchen showcases rich cabinetry, stainless steel appliances, mosaic tile backsplash, pantry & granite countertops with eat-on peninsula. Owners' suite is tucked away for added privacy & features WIC with exclusive 3pc ensuite. Great opportunity for 1st time buyers & investors alike! Stop renting! Ownership is achievable in this highly sought after complex. MUST SEE!

Built in 2014

### Essential Information

MLS® # E4445763

Price \$299,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	119 1031 173 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3E4

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Patio, Security Door, Social Rooms, Storage-Locker Room, Television Connection, See Remarks, Storage Cage
Parking	Heated, Parkade, Underground, See Remarks

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Low Maintenance

Landscape, Picnic Area, Playground Nearby, Public Swimming Pool,  
Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	CONSTABLE DANIEL WOODALL
Middle	RIVERBEND SCHOOL 7-9
High	LILLIAN OSBORNE 10-12

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	49
Zoning	Zone 56
Condo Fee	\$486

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