

## \$679,000 - 753 173b Street, Edmonton

MLS® #E4448333

**\$679,000**

4 Bedroom, 3.50 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this well-kept family home in the desirable community of Windermere, perfectly positioned across the street from a park & just minutes from schools, shopping, & amenities. Built in 2010, this spacious property offers 4 bedrooms & 3.1 bathrooms, including a fully finished basement with a large REC room, cozy living area with fireplace, a bedroom & a full bathroom, ideal for guests or extended family. The main floor features an open-concept layout with a bright living room centred around a natural gas fireplace, granite countertops, walk-in pantry & convenient main floor laundry. Upstairs, a generous bonus room with vaulted ceilings adds flexible living space & all bedrooms are comfortably sized for family living. Additional highlights include central air conditioning, a fully landscaped yard & a front-attached double car garage. This is a fantastic opportunity to own a move-in-ready home in one of Southwest Edmonton's most sought-after communities offering comfort, style & an unbeatable location!

Built in 2010

### Essential Information

MLS® # E4448333

Price \$679,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,296
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	753 173b Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M9

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Vaulted Ceiling, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	34
Zoning	Zone 56

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