

## \$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 | 59             |
| Zoning         | Zone 56        |
| Condo Fee      | \$486          |

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Listing information last updated on September 1st, 2025 at 4:17am MDT