

## **\$725,000 - 913 173a Street, Edmonton**

MLS® #E4434349

**\$725,000**

6 Bedroom, 4.00 Bathroom, 2,383 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to 913 173A St. Located in the beautiful community of Langdale in Windermere and perfectly situated within a close proximity of Schools, Parks, Shopping and easy access to the Anthony Henday. You do not want to miss out on this income producing, 2,350+ Sqft two story with a 2 bedroom legal Basement Suite!! Prepare to be in awe as you walk through the grand covered entryway to the main entrance. As you enter the main floor you are greeted with a ton of natural light from high ceilings and well thought out open concept kitchen and living room. This is a perfect space for entertaining with family and friends. On the main floor you will also find a 4 piece bathroom with tub/shower, large bedroom or office, storage room and walkthrough pantry. On the second level you will find a huge primary bedroom with 5 piece ensuite and double walk in closets. Large bonus room, laundry, a second 4 piece bathroom and two additional bedrooms. Completely separate utilities for the basement suite, nothing is shared!!

Built in 2019

### **Essential Information**

MLS® # E4434349

Price \$725,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,383
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	913 173a Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V3

### Amenities

Amenities	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	7
Zoning	Zone 56

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