

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 | 51 |
| Zoning | Zone 56 |
| Condo Fee | \$486 |

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Listing information last updated on August 24th, 2025 at 6:02pm MDT