

## **\$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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