

## \$674,900 - 753 173b Street, Edmonton

MLS® #E4448333

**\$674,900**

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 \$674,900

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 | 35              |
| Zoning         | Zone 56         |

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Listing information last updated on August 21st, 2025 at 12:17pm MDT