

## \$739,000 - 924 173 Street, Edmonton

MLS® #E4451305

**\$739,000**

3 Bedroom, 2.50 Bathroom, 2,452 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Refined and upgraded, this stunning 2-storey in Langdale offers timeless elegance and modern comfort. Enjoy walking-distance access to Movati, caf  s, and shops, with Currents of Windermere and top schools minutes away. The open-concept layout features a chef  s kitchen with two-toned cabinetry, quartz counters, and premium appliances including a 5-burner gas cooktop and double wall ovens. Step onto the large composite deck with gazebo, gas BBQ line, and beautifully landscaped yard. Inside, luxury vinyl plank flooring, large windows, and custom window coverings add style and warmth. Upstairs offers a spa-like primary suite with soaker tub, tiled shower, and walk-in closet, plus 2 more bedrooms, bonus room, full bath, and large laundry. Extras include A/C, tankless water heater, water softener, and garbage disposal. Move-in ready luxury in an unbeatable location.

Built in 2020

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451305  |
| Price      | \$739,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,452                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 924 173 Street |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 3V5        |

### Amenities

|           |                                                                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Gazebo, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                                            |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl, See Remarks                                 |
| Exterior Features | Fenced, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof              | Unknown                                                  |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Vinyl, See Remarks |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 56          |

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Listing information last updated on August 20th, 2025 at 8:47am MDT