

## \$205,000 - 312 1031 173 Street, Edmonton

MLS® #E4449099

**\$205,000**

1 Bedroom, 1.00 Bathroom, 647 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

If you are looking for a WELL BUILT building - this is it. This building has terrific curb appeal featuring an acrylic stucco exterior, with stone and hardie board siding. Located in one of Edmonton's finest communities : Windermere, and next door to many amenities. This unit has some great upgrades including CENTRAL A/C, STORAGE CAGE, U/G PARKING, LOW CONDO FEE, stainless steel appliances and in-suite laundry. Live close Currents at Windermere, which has every imaginable amenity. Welcome home!

Built in 2014

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449099               |
| Price          | \$205,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 647                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 312 1031 173 Street |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3E4             |

### **Amenities**

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-Locker Room, Vinyl Windows, Storage Cage |
| Parking   | Underground                                                                                                                                               |

### **Interior**

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| # of Stories | 4                                                                                                                     |
| Stories      | 1                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | None, No Basement                                                                                                     |

### **Exterior**

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Hardie Board Siding                                                                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                                       |
| Construction      | Wood, Stone, Stucco, Hardie Board Siding                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 56         |
| Condo Fee      | \$321           |

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Listing information last updated on August 22nd, 2025 at 9:31am MDT