

# \$325,000 - 401 1031 173 Street, Edmonton

MLS® #E4450186

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,055 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully appointed top-floor unit in a well-managed, 18+ condominium complex, offering peaceful pond views and upscale finishes throughout. Step inside to find luxury vinyl plank flooring, soaring 9ft ceilings, and cozy in-floor heating. The modern kitchen features Quartz countertops and opens to a bright, spacious living area enhanced by Hunter Douglas motorized blinds. With 2 generously sized bedrooms, 2 full bathrooms, heated underground parking, and a titled storage unit conveniently located on the same floor, this home checks all the boxes. Ideally located just steps from Movati Athletic, shopping, restaurants, and all other amenities, this is low-maintenance living at its finest!

Built in 2014

## Essential Information

MLS® #	E4450186
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	2014
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	401 1031 173 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3E4

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Underground

### **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	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 29th, 2025
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Days on Market	3
Zoning	Zone 56
Condo Fee	\$486

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