

## \$215,000 - 312 1031 173 Street, Edmonton

MLS® #E4449099

**\$215,000**

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	\$215,000
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	5
Zoning	Zone 56
Condo Fee	\$321

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