

## \$725,000 - 913 173a Street, Edmonton

MLS® #E4434349

**\$725,000**

6 Bedroom, 4.00 Bathroom, 2,383 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to 913 173A Street, located in the heart of Langdale in Windermere! This spacious 2,350+ sq ft two-storey home includes a completely independent legal 2-bedroom basement suite with a private entrance and separate utility meters, an excellent mortgage helper or investment opportunity. The main floor features a bright, open-concept kitchen and living area with high ceilings and plenty of natural light, a walk-through pantry, a versatile bedroom or home office, a 4-piece bathroom, and ample storage. Upstairs, you'll find a luxurious primary suite with dual walk-in closets and a 5-piece ensuite, along with a generous bonus room, upper-level laundry, another full bathroom, and two additional bedrooms. Ideally situated close to schools, parks, shopping, and with easy access to Anthony Henday, this home offers the perfect blend of comfort, functionality, and location.

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434349  |
| Price      | \$725,000 |
| Bedrooms   | 6         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,383                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 913 173a Street |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3V3         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Swimming Pool, Public |

Transportation, Schools, Shopping Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend School         |
| High       | Lillian Osborne School   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 56       |

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Listing information last updated on May 14th, 2025 at 3:02am MDT