

## \$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 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 19      |
| Zoning         | Zone 56 |
| Condo Fee      | \$486   |

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Listing information last updated on August 17th, 2025 at 2:47pm MDT