

## \$665,000 - 753 173b Street, Edmonton

MLS® #E4457461

**\$665,000**

4 Bedroom, 3.50 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully maintained family home in the sought-after community of Windermere, ideally located across from a park & just minutes from schools, shopping & everyday amenities. Built in 2010, this spacious property features 4 bedrooms & 3.1 bathrooms, including a fully finished basement with a large REC room, inviting living area with fireplace, a bedroom & full bathroom—perfect for guests or extended family. The main floor boasts an open-concept design with a bright living room centred around a natural gas fireplace, granite countertops, walk-in pantry & convenient main floor laundry. Upstairs, a generous bonus room with vaulted ceilings provides flexible living space & all bedrooms are comfortably sized for family living. Added highlights include central air conditioning, a fully landscaped yard & a front-attached double car garage. This is a wonderful opportunity to own a move-in-ready home in one of Edmonton’s most desirable communities offering comfort, style & an unbeatable location!!!

Built in 2010

### Essential Information

MLS® # E4457461

Price \$665,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,296                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 753 173b Street |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0M9         |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Vaulted Ceiling, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Wall Mount                                                                                                                                       |
| Stories           | 3                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                   |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### School Information

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 36                   |
| Zoning         | Zone 56              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 18th, 2025 at 8:02pm MDT