

## \$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	44
Zoning	Zone 56

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