

## \$677,000 - 518 173a Street, Edmonton

MLS® #E4434367

**\$677,000**

4 Bedroom, 3.50 Bathroom, 2,222 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Meticulously designed Langdale home, over 3000 sq ft. of developed living space. The home boasts a chef's kitchen with a generous island & walk-through pantry. A cozy fireplace anchors the main living space, open to a versatile front room adaptable to play, dining, or home office. Upper level to features a spacious BONUS room with vaulted ceilings creating an ideal space for entertainment. The master suite includes a 5pc ensuite & walk-in closet. Two additional bedrooms, a full bath, and convenient upstairs laundry. Gorgeous Fully finished basement with 2nd kitchen, laundry facilities, full bath, & 4th bedroom! Visitors enter the lower level provided by an Exterior Private Entrance. An attached heated garage, a dog run in the side yard, and central A/C contribute to year-round comfort. Enjoy the convenience of a rear gate allowing for easy access to street parking. Close to Currents shopping and entertainment district!

Built in 2011

### Essential Information

MLS® #	E4434367
Price	\$677,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,222
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	518 173a Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A5

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	24
Zoning	Zone 56

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Listing information last updated on May 27th, 2025 at 12:02pm MDT