

## \$655,000 - 518 173a Street, Edmonton

MLS® #E4434367

**\$655,000**

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      | \$655,000 |
| 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 | 56            |
| Zoning         | Zone 56       |

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Listing information last updated on June 28th, 2025 at 4:32am MDT