

## \$407,500 - 35 723 172 Street, Edmonton

MLS® #E4429926

**\$407,500**

4 Bedroom, 3.50 Bathroom, 1,414 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Discover your dream home in the sought-after Windermere community! This fabulous fully-finished residence is move-in ready, featuring central A/C, an open-concept main floor for seamless living and entertaining, a lovely living room, and a gourmet kitchen with light-toned cabinetry, top-of-the-line stainless steel appliances, sleek quartz countertops and elegant lighting. Sliding patio doors lead to a balcony, ideal for morning coffee or summer gatherings. Upstairs, find convenient laundry area and 3 generous bedrooms, including a king-sized primary suite with a spacious walk-in closet and adjoining 4-pc ensuite for luxury and privacy. Additional highlights include an additional bedroom and bathroom in basement, double-attached garage and a new HWT(2024). Located in a prime spot near shopping, restaurants and all amenities. Quick and easy access to Ellerslie Road and Henday Drive, this home offers a low-maintenance, convenient lifestyle in a vibrant community.

Built in 2014

### Essential Information

MLS® #	E4429926
Price	\$407,500
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,414
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	35 723 172 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N6

### **Amenities**

Amenities	Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	10
Zoning	Zone 56
Condo Fee	\$343

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 April 19th, 2025 at 1:32pm MDT