

## \$549,800 - 513 173a Street, Edmonton

MLS® #E4462628

### \$549,800

3 Bedroom, 2.50 Bathroom, 1,859 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Nestled on a quiet cul-de-sac in the desirable Langdale community of Windermere, this beautifully maintained 3-bedroom, 2.5-bathroom 2-storey home with a double attached garage offers the perfect mix of comfort, privacy, and family living. The main floor features an inviting open-concept layout with a bright eat-in kitchen showcasing well-kept cabinetry, a corner pantry, and a raised dining bar. The cozy living room and dining area boast large windows that flood the space with natural light. The large deck with fully fenced backyard backing onto a beautiful tree view, offering a sense of calm and privacy. A convenient powder room and a laundry room with garage access complete the main level. Upstairs, you'll find a bright family room with soaring ceilings and a large window, perfect for family gatherings or a home office. The generous primary suite includes a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full 4-piece bath complete the upper level.

Built in 2012

### Essential Information

MLS® # E4462628

Price \$549,800

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,859                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 513 173a Street |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2A5         |

### Amenities

|               |                                      |
|---------------|--------------------------------------|
| Amenities     | Deck, Detectors Smoke, Parking-Extra |
| Parking       | Double Garage Attached               |
| Is Waterfront | Yes                                  |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Cul-De-Sac, Golf Nearby, Park/Reserve, Playground Nearby, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 56            |

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