

## \$219,900 - 206 1031 173 Street, Edmonton

MLS® #E4446140

**\$219,900**

1 Bedroom, 1.00 Bathroom, 700 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

THE BEST IN ADULT LIVING! Welcome to Essence at Windermere South by Cove Properties, one of Edmonton's best condo builders. This gorgeous 18+ unit is ideal for first-time buyers, professionals or anyone looking to downsize and enjoy a maintenance-free lifestyle. Step inside & you'll find quality upgrades throughout: quartz countertops, stainless steel appliances, and extra soundproofing for peace and quiet. The kitchen is spacious, with an I-shaped layout kitchen/living room/ den or dining, plus a large bedroom with walk-in closet that connects to both the ensuite & sliding doors to the open den/dining area. In-suite laundry with storage shelving, plus additional storage room on the same floor (not in the parkade = extra clean and extra secure). Sunny wall-to-wall south-facing windows plus garden doors leading to your covered balcony. Underground parking, low condo fees, amenities at Keswick Landing include Movati, Tesoro & House of Lagree - this is condo perfection!

Built in 2014

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446140  |
| Price    | \$219,900 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 700                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 206 1031 173 Street |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3E4             |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Deck, Parking-Visitor, Secured Parking, Security Door, Storage-Locker Room |
| Parking   | Heated, Underground                                                        |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas                                                    |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                                             |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Composition  |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 49             |
| Zoning         | Zone 56        |
| Condo Fee      | \$355          |

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 August 21st, 2025 at 10:17pm MDT