

## **\$359,900 - 7 723 172 Street, Edmonton**

MLS® #E4437125

**\$359,900**

4 Bedroom, 3.50 Bathroom, 1,584 sqft

Condo / Townhouse on 0.00 Acres

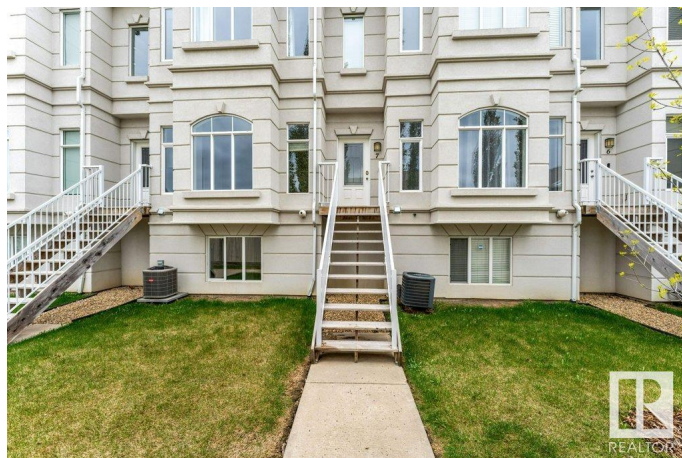
Windermere, Edmonton, AB

Welcome to this beautifully upgraded 4-bedroom, 3.5-bath townhouse in the heart of Windermere, offering nearly 1,985 sq ft of total living space! Enjoy the comfort of central A/C, 9 ft ceilings, and modern laminate flooring throughout the main floor. The open-concept kitchen features sleek stainless steel appliances and ample counter space—perfect for everyday living and entertaining. Step out onto your large private balcony, ideal for morning coffee or evening relaxation. Upstairs, find 3 spacious bedrooms including a primary suite with ensuite bath. The fully finished basement offers a 4th bedroom, full bath, and a flexible rec area. A double attached garage provides secure parking and storage. Located in a well-maintained complex close to schools, parks, trails, and all the amenities of Currents of Windermere. This home is perfect for families, professionals, or investors looking for comfort and convenience in a prime location.

Built in 2014

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4437125  |
| Price     | \$359,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,584             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7 723 172 Street |
| Area        | Edmonton         |
| Subdivision | Windermere       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2N6          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 17th, 2025  
Days on Market                30  
Zoning                              Zone 56  
Condo Fee                        \$345

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