

## \$269,900 - 306 1027 173 Street, Edmonton

MLS® #E4441680

**\$269,900**

2 Bedroom, 2.00 Bathroom, 766 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Pond views, quiet location, modern stylish finishes, this 2 bed 2 bath condo has it all! Essence At Windermere South, an exceptional property in an even more exceptional location. Proudly developed by Cove Properties, one of Edmonton's best builders! This spacious condo has perfect views of the pond from all rooms and of course from the large deck! Perfect for the young professional couple or retiree. It was fully upgraded with all the design options available such as quartz counters, wide plank LVP, modern shaker cabinets, full height glass backsplash, stainless steel appliances, pot lights and beautiful pendants over the island. Other features include, in-floor heat & big walkthrough primary bedroom closet. This condo also offers 1 titled underground parking stall with storage cage attached! Additional surface titled parking is available for sale. Essence is adult only (18+) unit 2033. Pets by board approval. Located in a cul de sac with a pond and walking trails on the north side of the building!

Built in 2018

### Essential Information

MLS® # E4441680

Price \$269,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	766
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 1027 173 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E4

### Amenities

Amenities	Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage Cage
Parking Spaces	1
Parking	Underground
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Lake, Cross Fenced, Environmental Reserve, Golf Nearby, Landscaped, No Through Road, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	7
Zoning	Zone 56
Condo Fee	\$382

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 June 17th, 2025 at 4:32pm MDT