

# \$549,900 - 33 905 172 Street, Edmonton

MLS® #E4437546

## \$549,900

4 Bedroom, 2.50 Bathroom, 1,723 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the vibrant community of Langdale in Windermere! This unique condo complex offers detached single family homes in a private community. This 1723 sqft 2-storey features a very open floor plan, great kitchen w/s.s. appliances, large island w/quartz counters, vinyl flooring throughout, and wide open living/dining areas. Upstairs you will find the spacious primary suite w/4-pc ensuite and walk-in closet, 3 additional bedrooms, additional 5-pc bath, and laundry. Completely turnkey w/full landscaping, deck, window coverings, attached garage, and more. Located minutes from schools, shopping, and all the great amenities Windermere has to offer. Great value in this family home!

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437546  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,723     |
| Acres          | 0.00      |
| Year Built     | 2024      |



|          |                      |
|----------|----------------------|
| Type     | Condo / Townhouse    |
| Sub-Type | Detached Condominium |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 33 905 172 Street |
| Area        | Edmonton          |
| Subdivision | Windermere        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 5L8           |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret Ann Armour |
| Middle     | Dr. Margaret Ann Armour |
| High       | Lillian Osborne         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 56        |
| Condo Fee      | \$45           |

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Listing information last updated on June 17th, 2025 at 8:17pm MDT