

## \$221,900 - 201 1027 173 Street, Edmonton

MLS® #E4445020

**\$221,900**

1 Bedroom, 1.00 Bathroom, 567 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Attention Investors! This unit has a new tenant moving in Aug.1st. Rents are above market in this building and condo fees remain low. Very well managed building. This 1 bedroom/1 bathroom condo is perfect for the young professional or retiree. It was fully upgraded with all the design options available such as quartz counters, wide plank LVP, modern white 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 bedroom closet & 2 pantries. 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 on the north side of the building! Essence At Windermere South, an exceptional property in an even more exceptional location.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445020  |
| Price      | \$221,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 567                    |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201 1027 173 Street |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3E4             |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Rental Pool Option |
| 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, See Remarks |
| Heating           | In Floor Heat System, Natural Gas                                                                                   |
| # of Stories      | 4                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stucco                                            |
| Exterior Features | Backs Onto Lake, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stucco                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                112  
Zoning                              Zone 56  
Condo Fee                        \$300

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Listing information last updated on October 16th, 2025 at 8:48pm MDT