

## \$344,888 - 63 723 172 Street, Edmonton

MLS® #E4456025

### \$344,888

4 Bedroom, 3.50 Bathroom, 1,417 sqft  
Condo / Townhouse on 0.00 Acres

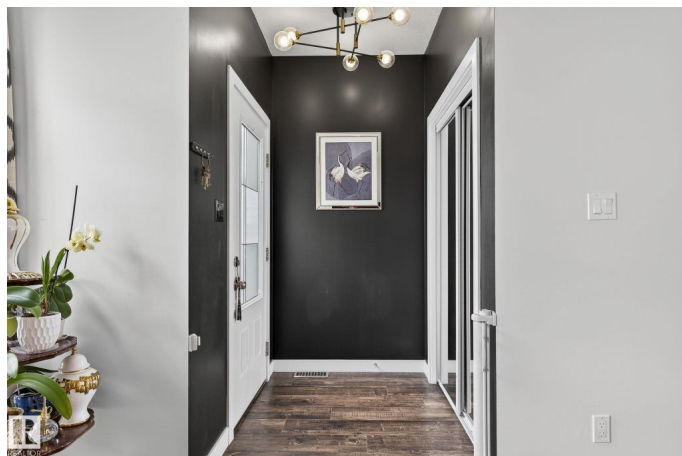
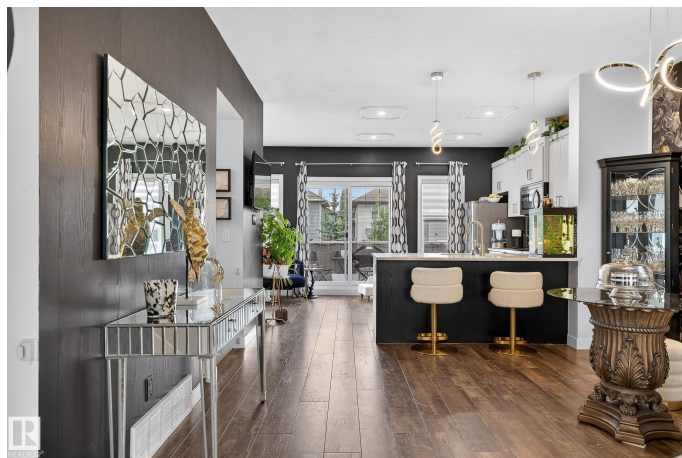
Windermere, Edmonton, AB

Affordable luxury in Windermere! This 4 bedroom, 3.5 bath townhouse offers over 1,400 sq. ft. across three levels. The main floor features upgraded engineered hardwood, an open layout 9 ft ceiling and abundant natural light and windows, with quartz counters, stainless steel appliances, and access to a private deck. Upstairs has 3 bedrooms including a primary with walk-in closet and ensuite. The finished lower level adds a 4th bedroom and full bath. Many upgrades throughout. Complete with a painted double garage new HWT 2025, AC and so much more. Easy access to schools, shopping, and the Henday—this is the perfect balance of value and location.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456025  |
| Price          | \$344,888 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,417     |
| Acres          | 0.00      |
| Year Built     | 2017      |



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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 63 723 172 Street |
| Area        | Edmonton          |
| Subdivision | Windermere        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 2N6           |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Storage-In-Suite |
| Parking   | Double Garage Attached                                                                                                             |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                         |
| Stories           | 3                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Partial, Finished                                                                                                                                 |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood, Stucco                            |
| Exterior Features | Not Fenced, Paved Lane, Shopping Nearby |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Stucco                            |
| Foundation        | Concrete Perimeter                      |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Johnny Bright          |
| Middle     | Dr Margaret Ann Armour |
| High       | Lillian Osbourne       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 40                  |
| Zoning         | Zone 56             |
| Condo Fee      | \$354               |

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Listing information last updated on October 14th, 2025 at 6:02pm MDT