

## \$394,900 - 1108 175 Street, Edmonton

MLS® #E4436922

**\$394,900**

3 Bedroom, 2.50 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Wonderful Windermere townhome with NO CONDO FEES! This unique floor plan has an attached garage at the back for your security & convenience. Charming front veranda welcomes you. The kitchen offers stainless steel appliances including a newer dishwasher & a corner pantry - lots of storage! A large living & dining area have easy care laminate flooring & a cozy electric fireplace. A two pce. bathroom is located near the back garage entry. The second floor of this perfectly designed home has three spacious bedrooms, two with walk-in closets. There is a full bathroom & a loft/flex area that is perfect for students or those who work from home. The lower level has newer dev. featuring huge rec/family room for your family to enjoy., adding almost 500 sq.ft to your living space. There is a bathroom, laundry room with newer washer /dryer, mechanical room & lots of extra storage. Walk to hypermarket, shops & daycare and a 5 minute drive to The Currents shopping and restaurants



Built in 2013

### Essential Information

MLS® # E4436922

Price \$394,900

Bedrooms 3

|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,209                |
| Acres          | 0.00                 |
| Year Built     | 2013                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1108 175 Street |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2B8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                         |
| Stories      | 3                                                                                                                                 |
| Has Basement | Yes                                                                                                                               |
| Basement     | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

**Additional Information**

Date Listed            May 15th, 2025  
Days on Market      33  
Zoning                Zone 56

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