

## \$349,900 - 63 723 172 Street, Edmonton

MLS® #E4464482

**\$349,900**

4 Bedroom, 3.50 Bathroom, 1,524 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

End unit in Windermere with 4 bedrooms & 3.5 baths. Offering ~1,525 sq. ft. above grade (plus a fully finished lower level), this fully upgraded townhouse blends space, style, and value in one of Edmonton's most desirable communities. The main floor features engineered hardwood, 9 ft ceilings, an open plan with large windows, and a sleek kitchen with quartz counters, stainless steel appliances, and access to a private deck. Upstairs you'll find 3 bedrooms, including a generous primary suite with walk-in closet and 4-piece ensuite. The finished lower level adds a 4th bedroom with its own full ensuite – ideal for guests, teens, or extended family. Additional perks include central A/C, new hot water tank (2025), HRV, custom closet organizers, and a double attached garage. Low-maintenance living close to top-ranked schools, Currents of Windermere shopping, parks, trails & quick access to the Henday. Stylish, spacious, and move-in ready!

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464482  |
| Price     | \$349,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,524             |
| 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, Detectors Smoke, Hot Wtr Tank-Energy Star, No Smoking Home, Parking-Visitor, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                                                                                    |

### Interior

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

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                  |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 56            |
| Condo Fee      | \$354              |

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Listing information last updated on November 18th, 2025 at 10:47am MST