

## \$349,900 - 32 723 172 Street, Edmonton

MLS® #E4452683

**\$349,900**

4 Bedroom, 3.50 Bathroom, 1,408 sqft

Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

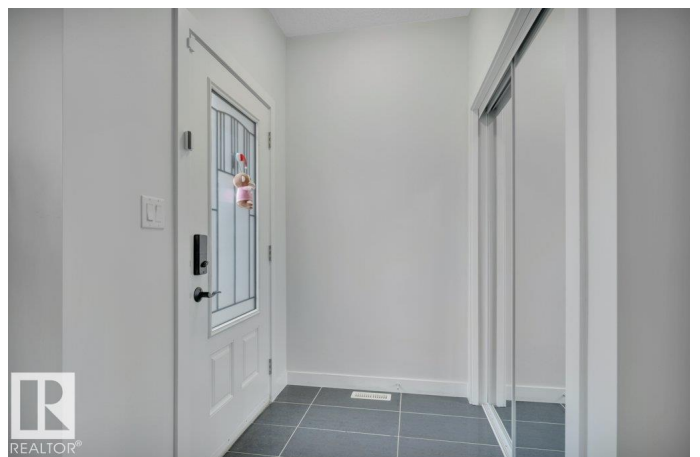
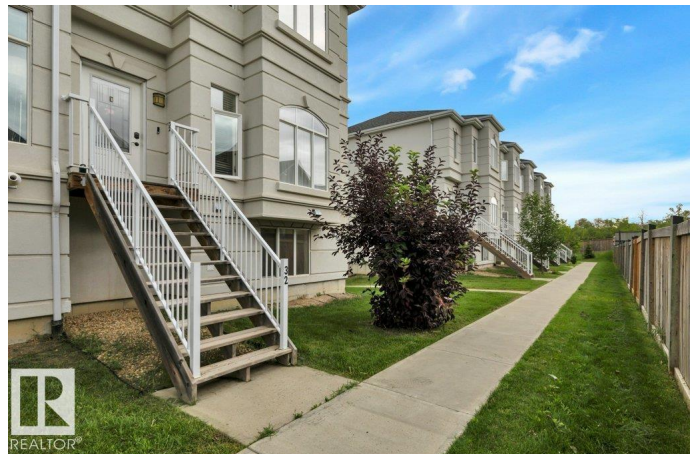
Experience the ultimate dream home in the coveted Windermere area where breathtaking luxury meets unparalleled convenience. This magnificent 4 bdm, 3.5-bath, 1408 sq. ft. townhouse is a haven of tranquility, boasting an open-concept main living area w/ sleek quartz counters, stainless steel appliances, ample counter space & seamless access to a spacious deck. A convenient designed desk area, pantry & main floor 2pc bath create the perfect blend of functionality & elegance. The upper level is a serene retreat, featuring 3 bdm, a 4 pc bath, a lavish 4 pc ensuite & spacious walk-in closet w/ a tranquil sitting area in the primary bedroom. The lower level is home to a cozy 4th bdm w/ a 3 pc ensuite, storage area & utility room. The attached double car garage is a bonus, offering water access & storage space. Visitor parking is conveniently located behind the home. This stunning townhouse is perfect for 1st time homebuyers, individuals down sizing, or anyone seeking a low-maintenance lifestyle without compromising on luxury.

Built in 2014

### Essential Information

MLS® # E4452683

Price \$349,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,408             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 32 723 172 Street |
| Area        | Edmonton          |
| Subdivision | Windermere        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6W 2N6           |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Natural Gas, Parking-Visitor |
| Parking Spaces | 2                                                           |
| Parking        | Double Garage Attached                                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Partial, Finished                                                                                         |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 56           |
| Condo Fee      | \$357             |

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Listing information last updated on September 11th, 2025 at 4:48pm MDT