

# \$199,900 - 107 1031 173 Street, Edmonton

MLS® #E4451270

## \$199,900

1 Bedroom, 1.00 Bathroom, 699 sqft  
Condo / Townhouse on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Essence at Windermere South by the award-winning Cove Propertiesâ€”offering the best in 18+ adult living with a stylish, maintenance-free lifestyle in one of Edmontonâ€™s most desirable areas. This open-concept condo features quartz countertops, stainless steel appliances, and sunny south-facing windows that fill the space with natural light. The spacious bedroom includes a walk-in closet with access to both the ensuite and a flexible den/dining areaâ€”great for working from home or relaxing. Youâ€™ll love the in-suite laundry, covered balcony, and extra storage room on the same floor (not in the parkade). Plus, heated underground parking adds convenience year-round. With low condo fees and nearby amenities like Movati Athletic, Tesoro, and House of Lagree, this is the perfect place to call home. Take the first step toward owning your dream home!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451270  |
| Price      | \$199,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 699                    |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 107 1031 173 Street |
| Area        | Edmonton            |
| Subdivision | Windermere          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3E4             |

### Amenities

|           |                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Intercom, No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows, Rental Pool Option |
| Parking   | Heated, Underground                                                                                                                                                      |

### Interior

|              |                                                                                                                  |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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 | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Stucco                                                                                |
| Foundation        | Concrete Perimeter                                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 88               |
| Zoning         | Zone 56          |
| Condo Fee      | \$350            |

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Listing information last updated on November 1st, 2025 at 4:17pm MDT