

## \$785,000 - 1019 174 Street, Edmonton

MLS® #E4452790

**\$785,000**

5 Bedroom, 3.50 Bathroom, 2,318 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

**WALKOUT ONTO THE POND!** This stunning 2,318 sf home in the prestigious Windermere community, offering a perfect blend of style, comfort, and functionality. This 5 bed + den, 3.5 bath Kimberley Homes beauty is ideal for growing families. 9' ceilings on main floor and a stunning open-to-below design, creating a bright, airy ambiance. while the oversized garage offers abundant storage. The versatile walkout basement provides endless options—recreation, guest space, or a private suite. Relax on the balcony overlooking peaceful surroundings, all within minutes of parks, schools, shopping, transit and golf club. Combining luxury finishes with thoughtful design, this home is ready to impress its next owner.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452790  |
| Price          | \$785,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,318     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1019 174 Street |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1Z6         |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | See Remarks            |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                   |
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                   |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 13th, 2025 |
|-------------|-------------------|

Days on Market 29

Zoning Zone 56

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