

## \$564,800 - 623 176 Street, Edmonton

MLS® #E4464825

**\$564,800**

3 Bedroom, 2.50 Bathroom, 2,072 sqft

Single Family on 0.00 Acres

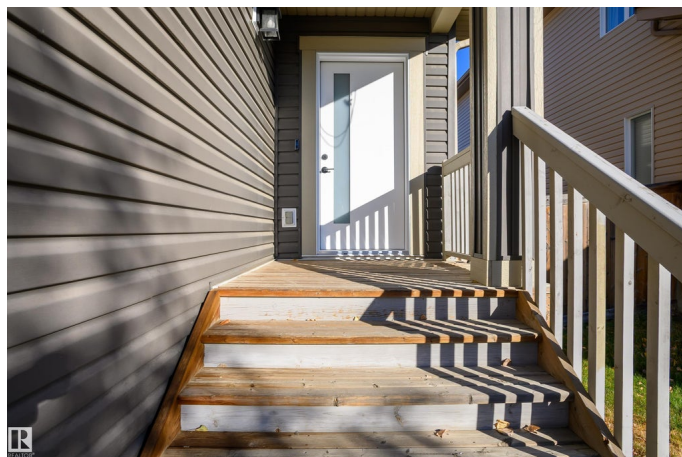
Windermere, Edmonton, AB

Welcome to this beautiful 2-storey home located in the desirable community of Langdale of Windermere. This family-friendly property features a oversized double garage, elegant hardwood and ceramic tile flooring, and a cozy gas fireplace. The spacious kitchen offers granite counter tops, stainless steel appliances and plenty of counter space for cooking and entertaining. Upstairs, you'll find a large bonus room, two generous-sized bedrooms, and a primary suite complete with a walk-in closet and a luxurious ensuite bath. Additional highlights include a tankless hot water heater and central A/C for year-round comfort. Enjoy warm summer evenings in the beautifully landscaped, low-maintenance backyard featuring a large deck and gazebo—perfect for entertaining. Conveniently located near parks, schools, and shopping, this home is move-in ready for its next owners to enjoy.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464825  |
| Price      | \$564,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,072                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 623 176 Street |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2G7        |

### **Amenities**

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Gazebo, Hot Water Tankless, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized                                                                    |

### **Interior**

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                                                             |

### **Exterior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 5th, 2025

Days on Market                2

Zoning                            Zone 56

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Listing information last updated on November 7th, 2025 at 5:02pm MST