\$689,900 - 17252 9 Avenue, Edmonton

MLS® #E4435046

\$689,900

3 Bedroom, 2.50 Bathroom, 2,411 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Beautiful single-family home with a separate entrance to the basement thru Garage, located in the highly sought-after southwest community of Windermere. The main floor offers a modern open-concept kitchen with quartz countertops, upgraded appliances, a center island and a walk-in corner pantry. The spacious living and dining areas open to the landscaped backyardâ€"perfect for entertaining. Ample closet space and a convenient half-bath complete the main level. Upstairs, the luxurious primary suite includes a large WI closet & a 5 pc ensuite with dual vanities and a custom WI shower. There are 2 more bedrooms, a 4 pc bath, family/bonus room, laundry room with sink. The home is finished with quartz countertops, luxury vinyl plank flooring on main level and cozy carpeting on upper level. The untouched basement offers a fantastic opportunity for future customized development. This prime location offers easy access to schools, shopping, Anthony Henday and Terwillegar Drive.

Built in 2022

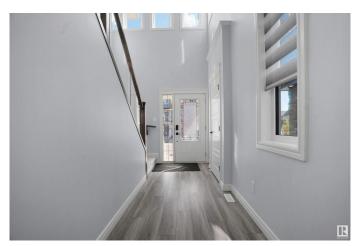
Essential Information

MLS® # E4435046 Price \$689,900

Bedrooms 3







Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,411 Acres 0.00

Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 17252 9 Avenue

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3V4

Amenities

Amenities Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home,

See Remarks, HRV System

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings,

See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement None, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, No Back Lane, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 7th, 2025

Days on Market 7

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 14th, 2025 at 7:47pm MDT