

\$538,800 - 17505 9a Avenue, Edmonton

MLS® #E4419303

\$538,800

3 Bedroom, 2.50 Bathroom, 1,931 sqft
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Located in the desirable community of Windermere, this 2-storey single family home has over 1930ft² above grade floor area and good sized single attached garage. Walking into the house you'll see ample foyer, nice closet and 2 pc half bath. Passing through the hallway, you'll then view stunning modern gourmet kitchen including roomy corner pantry, large sized quartz island, beautiful cabinets as well as top brand stainless steel appliances including high end gas stove. Going upstairs, spacious primary bedroom with 5 pc ensuite is on the left side, and family room, 2 other bedrooms, convenient laundry room and sheared 4 pc washrooms complete the entire upper floor. Other additional highlights include: back onto park and green space; top elementary, junior high and senior high schools; walk distance to amenities such as drug stores, coffee shops, restaurants, daycare, gas station, etc.; close to parks, playgrounds, golf course and walking trails. Don't miss this great house. You'll like it!



Built in 2018

Essential Information

MLS® #	E4419303
Price	\$538,800
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,931
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17505 9a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1C7

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Gazebo, Hot Water Natural Gas, HRV System
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend Junior High
High	Lilian Osborne School

Additional Information

Date Listed	January 26th, 2025
Days on Market	45
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 March 12th, 2025 at 2:17pm MDT