

\$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 backyard—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, 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 legal suite development. This prime location offers easy access to schools, shopping, Anthony Henday Drive, 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 | 1 |
| Zoning | Zone 56 |

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Listing information last updated on May 8th, 2025 at 7:17pm MDT