

## **\$525,000 - 632 176 Street, Edmonton**

MLS® #E4443359

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,596 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Move in ready 2 story family home in sought after Windermere with a sunny SW fully fenced and private yard. Bright open main floor has 9' ceilings and lots of large windows throughout. Amazing gourmet kitchen features brand new quartz counter tops, a huge island, tons of quality cabinets, st/steel appliances and a walk in pantry. New carpet on entire upper level with 3 bedrooms & upper laundry room. Large primary bedroom features a walk in closet & full ensuite. There are 2.5 bathrooms total + roughed in plumbing for future basement bathroom. Newer basement development is 90% finished. You'll love the yard for family gatherings. Large deck at rear with privacy screen can fit all your patio furniture + a lower patio too. Lots of room for the kids playground equipment. Get your green thumb ready to plant the raised beds and pick the raspberries. Family community with several schools nearby, plus parks with paved walkways, a playground, pond, rink etc. Close to shopping and easy access to Anthony Henday.

Built in 2014

### **Essential Information**

MLS® # E4443359

Price \$525,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,596
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	632 176 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G7

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St John XXIII
Middle	St. John XXIII
High	Lillian Osborne, ArchB McD

### Additional Information

Date Listed	June 19th, 2025
Days on Market	48
Zoning	Zone 56

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