# \$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

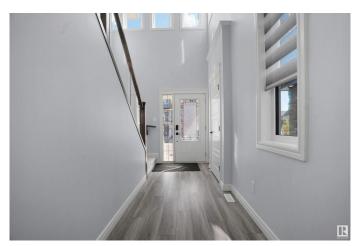
#### **Essential Information**

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 14

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 21st, 2025 at 4:32pm MDT