# \$689,900 - 17252 9 Avenue, Edmonton

MLS® #E4435046

#### \$689,900

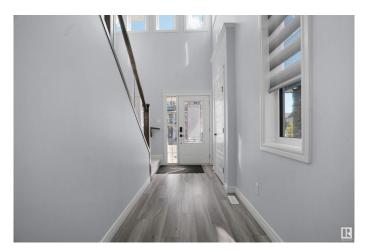
3 Bedroom, 2.50 Bathroom, 2,411 sqft Single Family on 0.00 Acres

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, 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
Туре	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	3
Zoning	Zone 56

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Listing information last updated on May 10th, 2025 at 9:02am MDT