

## \$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
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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	12
Zoning	Zone 56

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