

## \$438,000 - 1234 177a Street, Edmonton

MLS® #E4445270

**\$438,000**

2 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Beautifully maintained half duplex on a quiet street in the sought-after community of Windermere. This like-new home shows true pride of ownership with a bright, open layout and stylish finishes throughout. The kitchen features a large island, granite countertops, tile backsplash, and corner pantry, flowing into a spacious dining area that opens to the deck and landscaped yard. The living room is filled with natural light, and main floor laundry adds everyday convenience. Upstairs offers two generous bedrooms, each with walk-in closets and private 4-piece en-suites, plus a sunlit bonus room ideal for a home office or cozy lounge. The basement is unfinished with bathroom rough-in and plenty of space for future development. Additional features include hardwood floors, granite throughout, and a single attached garage. Conveniently located close to schools, daycare, parks, shopping, and amenities with easy access to major routes.

Built in 2014

### Essential Information

MLS® #	E4445270
Price	\$438,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1234 177a Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J7

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	12
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 July 14th, 2025 at 5:32am MDT