# \$490,000 - 17336 6 Avenue, Edmonton

MLS® #E4429562

#### \$490.000

3 Bedroom, 2.50 Bathroom, 1,252 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the highly sought after neighbourhood of Windermere! This 3 bedroom, 2.5 bath home is situated in a quiet, family friendly cul-de-sac. The main floor boasts tons of natural light, an open floor plan, granite counter tops, durable vinyl plank flooring, stainless steel appliances, gas fireplace, and a spacious pantry. Step out onto the deck and enjoy the oversized yard. High fences and quiet neighbours ensure a peaceful outdoor experience. Upstairs you will find the MASSIVE primary bedroom, with 4 large windows, offering tons of sunshine all day long, a walk in closet, and 3 piece en suite. Two additional large bedrooms, and a 4 piece bathroom finish off the upper level. The basement has been framed and inspected, and is ready for your finishing touch!



## **Essential Information**

MLS® # E4429562 Price \$490,000

Bedrooms 3 Bathrooms 2.50

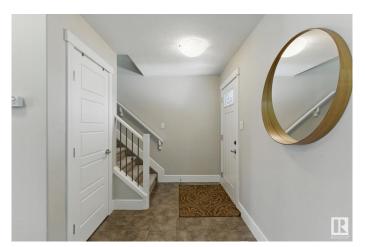
Full Baths 2 Half Baths 1

Square Footage 1,252

Acres 0.00







Year Built 2012

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 17336 6 Avenue

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2A7

#### **Amenities**

Amenities On Street Parking, Closet Organizers, Deck, Detectors Smoke, Hot

Water Instant, No Smoking Home, See Remarks

Parking Spaces 4

Parking Double 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

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf

Nearby, Playground Nearby, Public Transportation, Schools, Shopping

Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Constable Daniel Woodall

Middle Riverbend

High Lillian Osborne

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 7

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 April 14th, 2025 at 2:17am MDT