

Courtesy Of Wally Karout Of Royal LePage Arteam Realty

# \$569,998 - 17225 9b Avenue, Edmonton

MLS® #E4429632

**\$569,998**

3 Bedroom, 2.50 Bathroom, 1,673 sqft

Single Family on 0.00 Acres

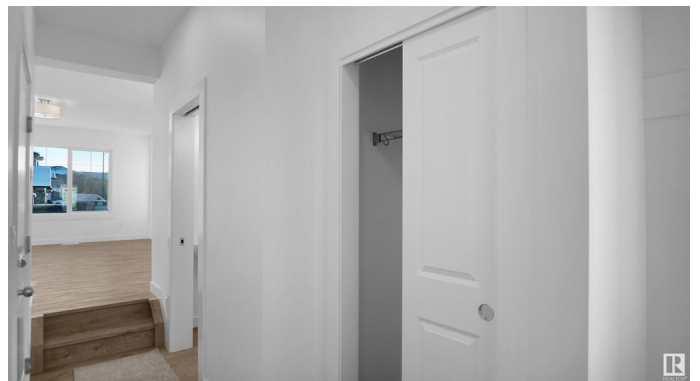
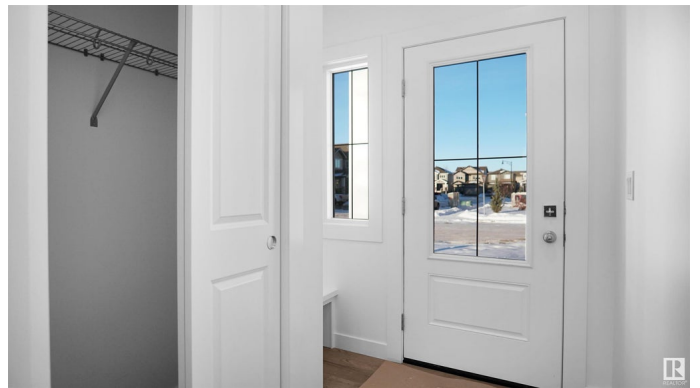
Windermere, Edmonton, AB

Welcome to the all new "Rainier" Built by StreetSide Developments and is located in one of Edmonton's newest premier south west communities of Langdale. With almost 1700 Square ft this home comes with a over sized double attached garage and a open concept main floor. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen, the main floor also has a powder room off the foyer. The kitchen that has upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 3 bedrooms and 2 full bathrooms with a large center bonus room. This single family home also comes with a unspoiled basement perfect for future development. \*\*\* Photos used are from the same style home recently built and the colors may vary, to be complete by June of this year \*\*\*

Built in 2024

## Essential Information

MLS® #	E4429632
Price	\$569,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,673



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17225 9b Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached, Over Sized

### **Interior**

Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	5
Zoning	Zone 56

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Listing information last updated on April 12th, 2025 at 10:47pm MDT