

\$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 backyard—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
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
----------	--------------------

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

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 May 10th, 2025 at 6:17pm MDT