

## \$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!

Built in 2012

### 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	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 April 19th, 2025 at 4:17pm MDT