

## \$484,900 - 17336 6 Avenue, Edmonton

MLS® #E4429562

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,252 sqft

Single Family on 0.00 Acres

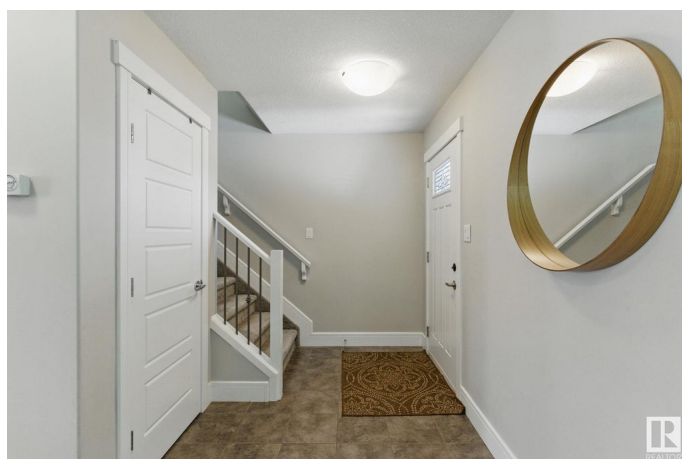
Windermere, Edmonton, AB

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          | \$484,900 |
| 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 | 29              |
| 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 6th, 2025 at 7:17pm MDT