# \$469,900 - 17720 8 Avenue, Edmonton

MLS® #E4441489

#### \$469,900

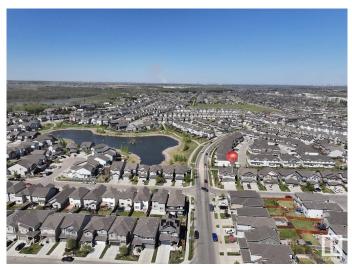
3 Bedroom, 2.50 Bathroom, 1,600 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

This beautiful TRAIL-BACKING 1600 sqft ATTACHED DOUBLE GARAGE half-duplex is located in Langdale right beside a beautiful pond. The OPEN CONCEPT kitchen/family/dining room features large windows allowing for plenty of natural light. Kitchen has plenty of cabinetry and walk-in pantry, loads of counter space, bar top seating & UPGRADED SS appliances! Upstairs you'll find 3 bedrooms and 2-bathrooms. The master bedroom featuring its en-suite and large WALK-IN-CLOSET. Upstairs wood railing and laundry is another bonus feature. Basement is awaiting your finishing touch. Excellent access to Henday, Windermere Shopping Center, parks and more!







Built in 2014

#### **Essential Information**

MLS® #	E4441489
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	2014

Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

# **Community Information**

Address	17720 8 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2S6

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer	
Heating	Forced Air-1, Natural Gas	
Stories	2	
Has Basement	Yes	
Basement	Full, Unfinished	

## Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby,
	Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

# **School Information**

Elementary	Constable Daniel Woodall S
Middle	Riverbend School
High	Lillian Osborne School

#### **Additional Information**

Date ListedJune 10th, 2025Days on Market16ZoningZone 56

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Listing information last updated on June 25th, 2025 at 11:47pm MDT