

\$495,000 - 17351 6 Avenue, Edmonton

MLS® #E4425276

\$495,000

4 Bedroom, 3.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the prestigious community of Windermere! This stunning half-duplex sits on massive corner lot in a friendly cul-de-sac, offering a warm & inviting homey feel. With 4 bedroom, 3.5 bathroom, ample storage, this home is perfect for families/investors. Main floor features an open-concept kitchen w/big island, walk-in pantry, half bath & a door leading to a huge backyard complete this level. Upstairs, you'll find 3 bed, 2 bath, including a large primary suite w/walk-in closet & ensuite bath. Basement is finished w/bed, oversized closet, entertainment area & full upgraded bath w/floor to ceiling tile back splash shower & heated floors. Surrounded by walking trails, pond, top rated schools & playground, making it perfect for outdoor enthusiasts & families. Plus, enjoy the convenience of Currents Plaza, home to major grocery stores, banks, & top restaurants. The backyard w/large storage shed & back deck is perfect for summer BBQs, while the maintained furnace & tankless HWT help you save on energy bills.

Built in 2012

Essential Information

MLS® # E4425276

Price \$495,000



| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,456 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 17351 6 Avenue |
| Area | Edmonton |
| Subdivision | Windermere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2A7 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle | Riverbend School |
| High | Lillian Osborne School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 41 |
| 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 21st, 2025 at 6:17am MDT