

\$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	36
Zoning	Zone 56

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