

## \$450,000 - 17249 8a Avenue, Edmonton

MLS® #E4440672

**\$450,000**

3 Bedroom, 3.50 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this stylish 3-bedroom home with a double attached garage, located in the highly sought-after community of Windermere. Enjoy the convenience of walking to schools, parks, and transit, with golf courses, scenic River Valley trails, shopping, restaurants, and fitness centres just minutes away. The open-concept main floor is perfect for entertaining, featuring a spacious living room with a cozy gas fireplace and direct access to the large fenced backyard and deck. The kitchen is a chef's dream with ceiling-height espresso cabinets, stainless steel appliances, a walk-through pantry, and an oversized island with a breakfast bar. Upstairs, you'll find two massive bedrooms, each with its own private ensuite, separated by a convenient laundry area and a versatile loft space—ideal for a home office or reading nook. The fully finished basement offers a third bedroom, a comfortable family room, and a 3-piece bath. With quick access to both the Anthony Henday and QE2, what more could you want?

Built in 2010

### Essential Information

MLS® # E4440672

Price \$450,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	17249 8a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M7

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home
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	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 5th, 2025  
Days on Market        10  
Zoning                    Zone 56

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