

## \$345,000 - 17209 9 Avenue, Edmonton

MLS® #E4441903

**\$345,000**

2 Bedroom, 1.50 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

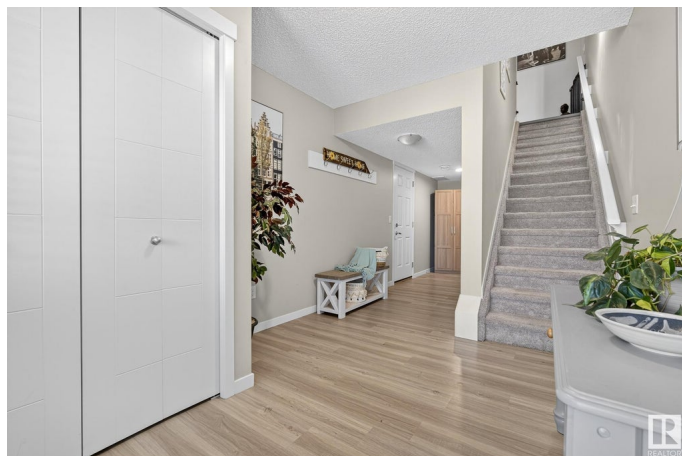
Windermere, Edmonton, AB

Welcome to this beautifully crafted Sterling 3-storey in the charming Langdale community of Windermere. From parks & walking trails to schools, shops, & great restaurants, everything you need is close by. Step inside & feel the warmth of a sun-filled, open-concept layout with floor-to-ceiling windows that make the whole space feel light & airy. The kitchen is both stylish & functional, with quartz counters, traditional cabinetry, modern lighting, & a perfect spot for casual dinners or morning coffee. Off the living room, your private balcony offers a cozy, low-maintenance space to relax outdoors. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet, shared 5 piece bathroom, plus a convenient upper-floor laundry area. The ground level features a welcoming front entry, a large mudroom, extra storage under the stairs, & a single attached garage with a full pad out front. Come on in, kick off your shoes, & imagine life unfolding here.

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441903  |
| Price     | \$345,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 1                    |
| Half Baths     | 1                    |
| Square Footage | 1,344                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17209 9 Avenue |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 3V4        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

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

### Additional Information

Date Listed June 12th, 2025

Days on Market 3

Zoning Zone 56

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Listing information last updated on June 15th, 2025 at 5:47am MDT