

## \$439,000 - 17129 7a Avenue, Edmonton

MLS® #E4433724

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully maintained 3 beds, 2.5 bath half duplex with single attached garage, perfectly situated on a quiet cul-de-sac in the heart of Windermere. This corner lot property offers added privacy and extra yard space. The main floor boasts an open-concept layout featuring a spacious eat-in kitchen with clean, well-kept cabinets, a pantry, and a raised dining bar. The cozy living room is warmed by a gas fireplace. while the dining area opens to a large deck and a fully fenced, landscaped backyard with a fire pit. Upstairs, the spacious primary suite includes a walk-in closet and a private 3-piece ensuite. Two additional bedrooms & a full bathroom complete the upper level, offering plenty of room for children, guests, or a home office. The partly finished basement adds extra living space or storage. Located just minutes from Currents of Windermere, this home is close to shopping, restaurants, parks, and public transit, which offers both comfort and convenience.

Built in 2008

### Essential Information

MLS® # E4433724

Price \$439,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,430         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17129 7a Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0M5         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Deck, Detectors Smoke, Fire Pit |
| Parking   | Single Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 45            |
| Zoning         | Zone 56       |

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Listing information last updated on June 15th, 2025 at 7:02pm MDT