

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

MLS® #E4441903

**\$345,000**

2 Bedroom, 1.50 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

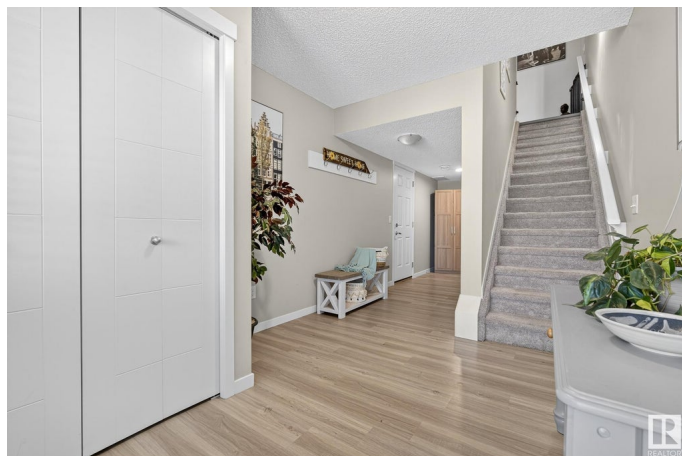
Windermere, Edmonton, AB

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 14th, 2025 at 11:17pm MDT