

## \$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        14  
Zoning                    Zone 56

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