

## \$435,000 - 17129 7a Avenue, Edmonton

MLS® #E4444539

**\$435,000**

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 & extra yard space. The main floor boasts an open-concept layout featuring a spacious eat-in kitchen with clean, well-kept cabinets, a pantry, & a raised dining bar. The cozy living room is warmed by a gas fireplace. while the dining area opens to a large deck & a fully fenced, landscaped backyard with a fire pit. Upstairs, the spacious primary suite includes a walk-in closet & a private 3-piece ensuite. 2 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. RECENT UPGRADES: new kitchen appliances, new vinyl plank flooring on main floor, and roof shingles replaced in 2023.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444539  |
| Price      | \$435,000 |
| 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                      June 26th, 2025  
Days on Market                37  
Zoning                              Zone 56

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