

## \$619,900 - 17814 6a Avenue, Edmonton

MLS® #E4435323

**\$619,900**

3 Bedroom, 3.50 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Bright and upgraded 2 storey just across street from the lake and walking trails located at the sought after Langdale neighbourhood.

Gleaming hardwood floor on main with ceramic tiles at front . Cozy living room with electric fireplace. Open kitchen with granite countertops, central island with eating bar, wood cabinets and S/S appliances. Eating nook off patio door to sundeck , gazebo and fully fenced backyard. Upstairs features large bonus room, 3 spacious bedrooms and 4 pcs bath. Large primary bedroom boasts his and her closets, 4 pcs ensuite with soaker tub. Basement fully finished with huge family room, den , 3 pcs bath, cabinet and rough in plumbing for potential wet bar. Other outstanding features including Central air conditioning (2023), Hi efficiency furnace (2023), 1 year old hot water tank and newer fridge (2022) Quiet crescent location. Close to schools, bus, shops with easy access to Anthony Henday freeway. Excellent family home.

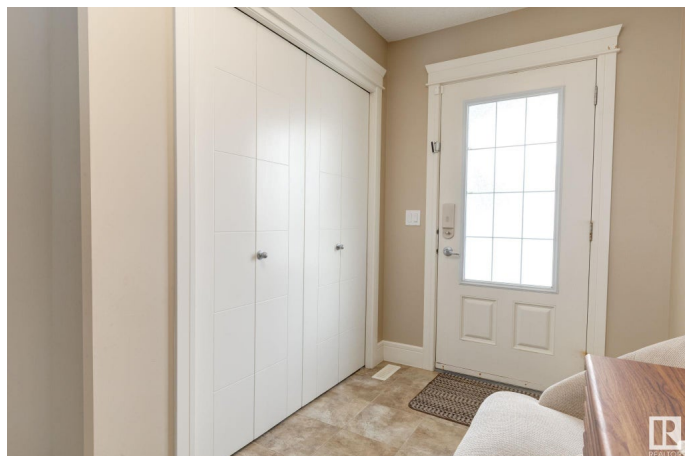
Built in 2013

### Essential Information

MLS® # E4435323

Price \$619,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,976
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17814 6a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L6

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, HRV System
Parking Spaces	3
Parking	Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary            Dr Margaret Ann Armour

### **Additional Information**

Date Listed            May 8th, 2025

Days on Market       1

Zoning                  Zone 56

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Listing information last updated on May 9th, 2025 at 2:32pm MDT