

## \$490,000 - 608 174 Street, Edmonton

MLS® #E4440990

**\$490,000**

3 Bedroom, 3.50 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this stunning half duplex nestled in the highly desirable community of Windermere. A rare find, this home features a double attached garage—one of the few currently available in the area! Perfect for any home chef, the kitchen boasts a walk-in pantry, generous island, and ample cabinetry for all your culinary needs. A convenient half bath on the main floor adds practicality for guests. Upstairs, you’ll find three spacious bedrooms and two full bathrooms. The primary suite offers a peaceful retreat with an oversized bedroom, walk-in closet, and a 3-piece ensuite. The fully finished basement expands your living space with a large open area ideal for a family room, home gym, or entertainment zone. It also includes a full bathroom with shower, laundry area with washer and dryer, and a storage closet under the stairs. Step outside to your private backyard oasis—fully fenced and perfect for summer gatherings. Relax on the deck or cozy up around the firepit under the stars.

Built in 2012

### Essential Information

MLS® # E4440990

Price \$490,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,371         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 608 174 Street |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2A7        |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 3                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Constable Daniel Wooddall  |
| Middle     | Dr. Margaret-Ann Armour    |
| High       | Lillian Osborne HighSchool |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 22             |
| Zoning         | Zone 56        |

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Listing information last updated on June 28th, 2025 at 4:32am MDT