

## \$349,900 - 17251 9 Avenue, Edmonton

MLS® #E4458494

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,303 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

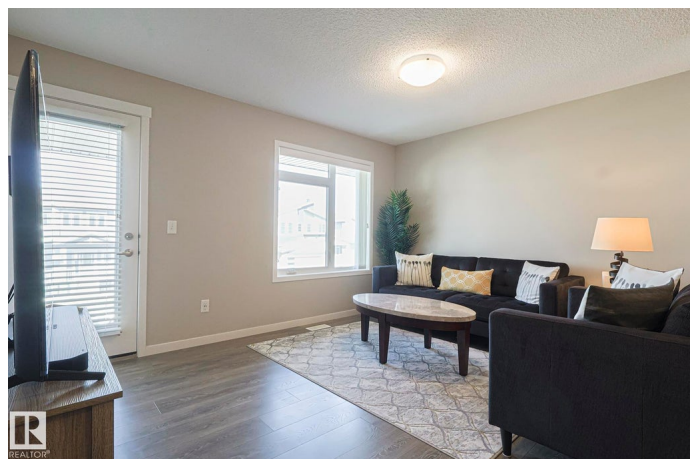
\*\*\* What a Deal in Windermere! \*\*\* Were you searching for an affordable, comfortable home in southwest Edmonton with NO CONDO FEES, Dear Buyer? This Sterling-Built 2 Bedroom home boasts modern finishings, a spacious 3-Storey layout, and not one but TWO convenient half-baths (one on the main/2nd level, and another on the lower level right by the garage!) Upper level shows two bedrooms, a full 4pc main bath, and upstairs laundry (No running round-trip up and down flights of stairs to move a load from the washer to the dryer!) If you have two vehicles, you'll appreciate that your single attached garage features extra parking for you or guests on the front driveway. And speaking of guests, unlike many other homes in this price range, the entry and hallway on the main floor is extra-wide making it much easier for grocery-hauling / moving furniture / saying goodbye to family. Close to amenities on Ellerslie / Currents of Windermere, parks / ETS, and quick access to 41st Ave and Anthony Henday... Welcome Home!

Built in 2018

### Essential Information

MLS® # E4458494

Price \$349,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 2                    |
| Bathrooms      | 2.00                 |
| Full Baths     | 1                    |
| Half Baths     | 2                    |
| Square Footage | 1,303                |
| Acres          | 0.00                 |
| Year Built     | 2018                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17251 9 Avenue |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 3V4        |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Front Drive Access, 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 | Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                           |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 56              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 24th, 2025 at 4:03pm MDT