

\$440,000 - 819 172 Street, Edmonton

MLS® #E4462933

\$440,000

3 Bedroom, 3.00 Bathroom, 1,491 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to your new home in Windermere! This beautifully maintained half-duplex blends comfort and style with upgrades like central A/C, a tankless on-demand hot water system, recessed lighting, and granite counters in the kitchen and baths. The main floor features hardwood, a bright open living room with a cozy gas fireplace, and a stylish kitchen with ceiling-height cabinets, stainless steel appliances, walk-in pantry, and large island. A 2-pc bath, new laundry, and mudroom add convenience. Upstairs offers a spacious primary suite with walk-in closet and 4-pc ensuite, plus two more bedrooms and a full bath. The finished basement includes a rec area, shelving, and a 2-pc bath. Enjoy the landscaped, fenced backyard with a new expanded deck and shed – move-in ready and made for modern living!

Built in 2010

Essential Information

MLS® #	E4462933
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,491



Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	819 172 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M6

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 21st, 2025

Days on Market 6

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 October 27th, 2025 at 8:17am MDT