

## \$649,900 - 615 176 Street, Edmonton

MLS® #E4416796

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,414 sqft

Single Family on 0.00 Acres

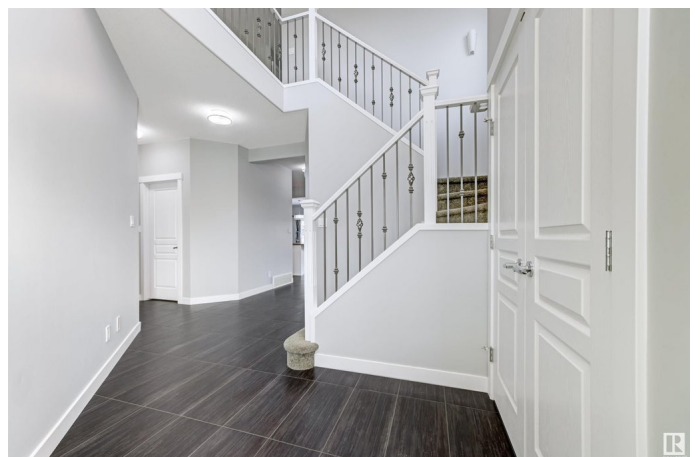
Windermere, Edmonton, AB

Welcome to this beautiful detached single family home, which is located in one of Edmonton's nice south west communities of Langdale. With over 2400 sqft, this home comes with a double attached garage and an open concept main floor. Main floor has 9' ceiling thru out, an open living room with fireplace, and a stunning kitchen with good size dinning space. Besides, there is a formal dining/den area on the main floor. The upper level has 3 large bedrooms, two full bathrooms and a centre bonus room. The basement is undeveloped, waiting for your personal design. The backyard is huge for summer pleasure life. Close to walking trails, Pond, parks, Currents at Windermere shopping, Gym, Schools and much more. This lovely home is move-in ready. Don't miss this gem!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4416796  |
| Price          | \$649,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,414     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 615 176 Street |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2G7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double 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   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 1st, 2025 |
| Days on Market | 121               |

## 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 May 2nd, 2025 at 4:32am MDT