\$345,000 - 17209 9 Avenue, Edmonton

MLS® #E4441903

\$345,000

2 Bedroom, 1.50 Bathroom, 1,344 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully crafted Sterling 3-storey in the charming Langdale community of Windermere. From parks & walking trails to schools, shops, & great restaurants, everything you need is close by. Step inside & feel the warmth of a sun-filled, open-concept layout with floor-to-ceiling windows that make the whole space feel light & airy. The kitchen is both stylish & functional, with quartz counters, traditional cabinetry, modern lighting, & a perfect spot for casual dinners or morning coffee. Off the living room, your private balcony offers a cozy, low-maintenance space to relax outdoors. Upstairs, you'II find two generously sized bedrooms, each with its own walk-in closet, shared 5 piece bathroom, plus a convenient upper-floor laundry area. The ground level features a welcoming front entry, a large mudroom, extra storage under the stairs, & a single attached garage with a full pad out front. Come on in, kick off your shoes, & imagine life unfolding here.

Built in 2018

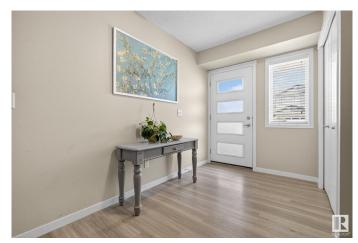
Essential Information

MLS® # E4441903 Price \$345,000

Bedrooms 2
Bathrooms 1.50







Full Baths 1

Half Baths 1

Square Footage 1,344
Acres 0.00
Year Built 2018

Type Single Family

Sub-Type Residential Attached

Style 3 Storey
Status Active

Community Information

Address 17209 9 Avenue

Area Edmonton
Subdivision Windermere
City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3V4

Amenities

Amenities Deck Parking Spaces 2

Parking 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 Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Fiber Cement, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 12th, 2025

Days on Market

Zoning Zone 56

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Listing information last updated on June 16th, 2025 at 3:47am MDT