

\$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

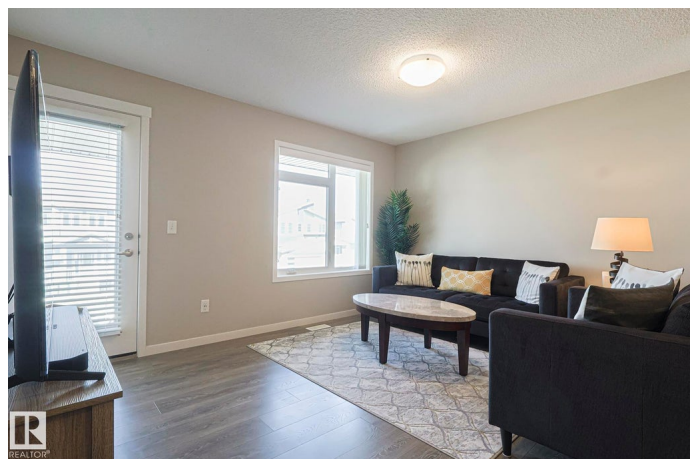
*** What a Deal in Windermere! *** Were you searching for an affordable, comfortable home in southwest Edmonton with NO CONDO FEES, Dear Buyer? This Sterling-Built 2 Bedroom home boasts modern finishings, a spacious 3-Storey layout, and not one but TWO convenient half-baths (one on the main/2nd level, 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	11
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 30th, 2025 at 5:17am MDT