

Courtesy Of Mike Marsh Of Grassroots Realty Group

## \$418,500 - 17115 7a Avenue, Edmonton

MLS® #E4437973

**\$418,500**

3 Bedroom, 2.50 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this spotless & stylish half-duplex in Langdale! With a neutral & modern design, this home is a perfect blank canvas for your unique style and décor. Step inside to find beautiful hardwood floors, a bright white kitchen with large pantry, raised island bar, classic subway tile backsplash, and sleek chrome accents. The spacious dining area will comfortably fit your family, while the open-concept living room boasts a cozy gas fireplace and is flooded with natural light from the surrounding windows. Upstairs, you'll find three well-sized bedrooms, including a primary suite complete with an ensuite featuring a walk-in shower, plus another full 4-piece bath. The unfinished basement offers high ceilings, a laundry area with a Washer/Dryer combo & a rough-in for a future bathroom—ready for your creative development. The single attached garage provides ample storage, and the low-maintenance yard is perfect with a gas hook-up for your BBQ. A High Efficiency HWT & Furnace complete the package!

Built in 2009

### Essential Information

MLS® # E4437973

Price \$418,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,425
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17115 7a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M5

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Concrete, Brick, Vinyl
Exterior Features	Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	22
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 June 13th, 2025 at 7:47pm MDT