

## \$495,000 - 17351 6 Avenue, Edmonton

MLS® #E4425276

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,456 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the prestigious community of Windermere! This stunning half-duplex sits on massive corner lot in a friendly cul-de-sac, offering a warm & inviting homey feel. With 4 bedroom, 3.5 bathroom, ample storage, this home is perfect for families/investors. Main floor features an open-concept kitchen w/big island, walk-in pantry, half bath & a door leading to a huge backyard complete this level. Upstairs, you'll find 3 bed, 2 bath, including a large primary suite w/walk-in closet & ensuite bath. Basement is finished w/bed, oversized closet, entertainment area & full upgraded bath w/floor to ceiling tile back splash shower & heated floors. Surrounded by walking trails, pond, top rated schools & playground, making it perfect for outdoor enthusiasts & families. Plus, enjoy the convenience of Currents Plaza, home to major grocery stores, banks, & top restaurants. The backyard w/large storage shed & back deck is perfect for summer BBQs, while the maintained furnace & tankless HWT help you save on energy bills.

Built in 2012

### Essential Information

MLS® #	E4425276
Price	\$495,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	17351 6 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A7

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

## Additional Information

Date Listed	March 11th, 2025
Days on Market	30
Zoning	Zone 56

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