

Courtesy Of Carolyn A Amos Of Logic Realty

# \$474,500 - 17123 7a Avenue, Edmonton

MLS® #E4427471

## \$474,500

4 Bedroom, 2.50 Bathroom, 1,423 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Bright and airy 3 + 1 bedroom half duplex in beautiful Windemere. This home was extensively renovated in 21/22 from top to bottom. Quartz countertops, beautiful tile backsplash, high gloss cabinets, new SS appliances plus a fully developed basement with an extra bedroom and a large family room. Plus newer A/C, HWT, furnace and water softener. There are three perfectly sized bedrooms upstairs, including a spacious primary and en-suite. You'll catch all the sunshine in the huge south facing yard with a large deck, gas hookup for BBQ and a new shed. A cozy fireplace for cool nights and A/C for hot summer nights. Close to shopping, restaurants, amenities and schools. In this home you'll live where you live.

Built in 2008

### Essential Information

MLS® #	E4427471
Price	\$474,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,423
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	17123 7a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M5

### **Amenities**

Amenities	Air Conditioner, Deck, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	8

## 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 April 3rd, 2025 at 4:02pm MDT