

# \$464,500 - 17123 7a Avenue, Edmonton

MLS® #E4427471

## \$464,500

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 Windermere. 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          | \$464,500 |
| 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 | 24               |

## Zoning

## Zone 56

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Listing information last updated on April 19th, 2025 at 3:17pm MDT