

## \$499,900 - 17724 6 Avenue, Edmonton

MLS® #E4461695

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,394 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this bright and inviting 2-storey home in the heart of Windermere! Recently updated with fresh paint, new flooring, and modern lighting, this home feels warm and welcoming from the moment you walk in. The main floor features a sunny living room with large south-facing windows, a central kitchen with great counter space, and a dining area overlooking the backyard, perfect for family dinners or casual entertaining. A convenient mudroom with laundry and a 2-piece bath keeps things practical and organized. Upstairs, you'll find three spacious bedrooms including a primary suite with a walk-in closet and private 4-piece ensuite. The unfinished basement offers great potential for future development. Enjoy summer evenings on the large deck, a fully fenced yard for kids or pets, and a double detached garage with paved lane access. Close to schools, parks, trails, and shopping, this updated Windermere home is move-in ready!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461695  |
| Price      | \$499,900 |
| Lease Rate | \$9       |
| Bedrooms   | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,394                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17724 6 Avenue |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2G6        |

### Amenities

|           |                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System |
| Parking   | Double Garage Detached                                                                                                                                       |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                     |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Constable Daniel Woodall S |
| Middle     | Riverbend School           |
| High       | Lillian Osborne School     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 9                  |
| 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 October 19th, 2025 at 10:02am MDT