

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 | 26             |
| Zoning         | Zone 56        |

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Listing information last updated on June 17th, 2025 at 7:02pm MDT