

\$345,000 - 17209 9 Avenue, Edmonton

MLS® #E4441903

\$345,000

2 Bedroom, 1.50 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully crafted Sterling 3-storey in the charming Langdale community of Windermere. From parks & walking trails to schools, shops, & great restaurants, everything you need is close by. Step inside & feel the warmth of a sun-filled, open-concept layout with floor-to-ceiling windows that make the whole space feel light & airy. The kitchen is both stylish & functional, with quartz counters, traditional cabinetry, modern lighting, & a perfect spot for casual dinners or morning coffee. Off the living room, your private balcony offers a cozy, low-maintenance space to relax outdoors. Upstairs, you'll find two generously sized bedrooms, each with its own walk-in closet, shared 5 piece bathroom, plus a convenient upper-floor laundry area. The ground level features a welcoming front entry, a large mudroom, extra storage under the stairs, & a single attached garage with a full pad out front. Come on in, kick off your shoes, & imagine life unfolding here.

Built in 2018

Essential Information

MLS® #	E4441903
Price	\$345,000
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,344
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

Community Information

Address	17209 9 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V4

Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Fiber Cement, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 12th, 2025

Days on Market 3

Zoning Zone 56

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