

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 | 25 |
| Zoning | Zone 56 |

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Listing information last updated on June 16th, 2025 at 9:02am MDT