

## \$535,000 - 1228 176 Street, Edmonton

MLS® #E4447594

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the desirable community of Windermere! This 2 storey half duplex with a fully finished basement has everything a young family could ask for! The care of ownership is evident the moment you open the front door. Immaculately kept home with a great open concept main floor complete with an office/den. Upstairs you'll find the primary with a 3 piece ensuite and walk-in closet. The other 2 bedrooms share a full bathroom. Downstairs, you'll find a gym space, which easily could be converted into a 4th bedroom if you wanted. Along with another 2 piece washroom and great open rec space. But the backyard is what truly separates this home from any other in the area. A larger backyard than most single detached homes. You'll fall in love with the GIANT yard space with a dedicated dog run. This property is truly one of kind.

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447594  |
| Price      | \$535,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 1,630         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1228 176 Street |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2J8         |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Deck, Dog Run-Fenced In, Fire Pit, No Smoking Home, Television Connection, Vinyl Windows |
| Parking   | Double Garage Attached                                                                   |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Stories           | 3                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 56         |

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Listing information last updated on August 3rd, 2025 at 2:17am MDT