

## \$648,800 - 17240 9 Avenue, Edmonton

MLS® #E4435856

**\$648,800**

4 Bedroom, 3.50 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Beautiful home with Legal suite in Prestigious Windermere. Welcome to this fully finished home offering excellent income potential,- the property features a separate entrance to a legal basement suite-ideal for extended family, or mortgage helper. The main floor boast a bright and open layout, with a spacious living, and dinning area, a well appointed kitchen, and a half bathroom. Upstairs, you will find versatile bonus/den area, three good size bdr., two baths, and laundry. The LEGAL basement suite has own full kitchen, dinning/living room, bedroom, bath, and own laundry. Step outside to a charming low maintenance backyard, with deck, gazebo, and patio, perfect for relaxing, and entertaining. Situated close to shopping, schools, parks, and public transportation. This home offers perfect blend of comfort, convenience, and income potential.

Built in 2021

### Essential Information

MLS® #	E4435856
Price	\$648,800
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,808



Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17240 9 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V4

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage-In-Suite, Television Connection
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 10th, 2025

Days on Market                18

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 May 28th, 2025 at 4:17pm MDT