

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	27
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 June 18th, 2025 at 5:32pm MDT