

## \$469,900 - 17633 5a Avenue, Edmonton

MLS® #E4431242

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

FANTASTIC FAMILY HOME! Across from HUGE PARK, this upgraded 2 storey in the highly sought after community of Windermere is gorgeous! Featuring 3 bedrooms, 2.5 baths, modern lighting & a spacious open-design floorplan. The bright living room has a lovely bay window providing tons of natural light & an elegant fireplace. The chef's kitchen has plenty of countertop space, stylish tiled backsplash, quality maple cabinetry, centre island, s/s appliances & overlooks the sunny dining area with a view of the backyard. A 2 pce bath & laundry/mudroom completes the main level. Upstairs has 3 generous bedrooms & family bathroom. The primary with a large w/i closet & luxury ensuite. The unfinished basement offers lots more potential living space. The attractive exterior has great curb appeal, a private fenced SOUTH facing backyard leads to a 20' x 20' garage. The location is unbeatable, close to Currents at Windermere, golf course, playgrounds & easy access to the Anthony Hendy and Terwillegar Drive. WELCOME HOME!!

Built in 2013

### Essential Information

MLS® # E4431242

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,399                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17633 5a Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2L3         |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Off Street Parking, Detectors Smoke |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 56          |

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Listing information last updated on April 28th, 2025 at 2:02am MDT