

## \$495,000 - 17351 6 Avenue, Edmonton

MLS® #E4425276

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the prestigious community of Windermere! This stunning half-duplex sits on massive corner lot in a friendly cul-de-sac, offering a warm & inviting homey feel. With 4 bedroom, 3.5 bathroom, ample storage, this home is perfect for families/investors. Main floor features an open-concept kitchen w/big island, walk-in pantry, half bath & a door leading to a huge backyard complete this level. Upstairs, you'll find 3 bed, 2 bath, including a large primary suite w/walk-in closet & ensuite bath. Basement is finished w/bed, oversized closet, entertainment area & full upgraded bath w/floor to ceiling tile back splash shower & heated floors. Surrounded by walking trails, pond, top rated schools & playground, making it perfect for outdoor enthusiasts & families. Plus, enjoy the convenience of Currents Plaza, home to major grocery stores, banks, & top restaurants. The backyard w/large storage shed & back deck is perfect for summer BBQs, while the maintained furnace & tankless HWT help you save on energy bills.

Built in 2012

### Essential Information

MLS® # E4425276

Price \$495,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,456         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17351 6 Avenue |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2A7        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Constable Daniel Woodall |
| Middle     | Riverbend School         |
| High       | Lillian Osborne School   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 40               |
| Zoning         | Zone 56          |

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Listing information last updated on April 20th, 2025 at 12:32am MDT