

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

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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 counterspace, 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
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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	16
Zoning	Zone 56

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Listing information last updated on May 1st, 2025 at 9:17pm MDT