

## \$469,900 - 17720 8 Avenue, Edmonton

MLS® #E4441489

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,600 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This beautiful TRAIL-BACKING 1600 sqft ATTACHED DOUBLE GARAGE half-duplex is located in Langdale right beside a beautiful pond. The OPEN CONCEPT kitchen/family/dining room features large windows allowing for plenty of natural light. Kitchen has plenty of cabinetry and walk-in pantry, loads of counter space, bar top seating & UPGRADED SS appliances! Upstairs you'll find 3 bedrooms and 2-bathrooms. The master bedroom featuring its en-suite and large WALK-IN-CLOSET. Upstairs wood railing and laundry is another bonus feature. Basement is awaiting your finishing touch. Excellent access to Henday, Windermere Shopping Center, parks and more!

Built in 2014

### Essential Information

MLS® #	E4441489
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	2014



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	17720 8 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2S6

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **School Information**

Elementary	Constable Daniel Woodall S
Middle	Riverbend School
High	Lillian Osborne School

**Additional Information**

Date Listed                June 10th, 2025  
Days on Market        5  
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 15th, 2025 at 4:47pm MDT