

## \$449,900 - 17245 8a Avenue, Edmonton

MLS® #E4444690

**\$449,900**

2 Bedroom, 3.50 Bathroom, 1,486 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

House hunting? You just swiped right on your perfect match! This stunning Windermere half duplex offers nearly 2000 sq ft of total living space across 3 fully finished levels. Enjoy the luxury of the upgrades from when the home was built, hardwood floors, quartz counters, stainless appliances, & a kitchen so modern it practically cooks for you, well almost. The huge walk-through pantry ensures you have space to always have food ready to prepare. Two huge primary bedrooms each have their own ensuite & walk-in closet, no more fighting over who gets more closet space. Laundry upstairs you ask? You betcha adding to your convenience. Bonus flex space for a computer desk or gaming area. Downstairs, the finished basement brings the wow with high ceilings, & can double as a 3rd bedroom or home theatre, features full quartz wet bar, and a spa-like bath. Double attached garage and a location close to shopping, trails, and major routes for an easy commute. This lovely property can't wait to welcome you home!

Built in 2010

### Essential Information

MLS® # E4444690

Price \$449,900

Bedrooms 2



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,486
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17245 8a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M7

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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
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Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	16
Zoning	Zone 56

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Listing information last updated on July 12th, 2025 at 9:31pm MDT