

## \$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        7  
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 17th, 2025 at 9:17am MDT