

## \$619,900 - 17814 6a Avenue, Edmonton

MLS® #E4435323

**\$619,900**

3 Bedroom, 3.50 Bathroom, 1,976 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Bright and upgraded 2 storey just across street from the lake and walking trails located at the sought after Langdale neighbourhood. Gleaming hardwood floor on main with ceramic tiles at front. Cozy living room with electric fireplace. Open kitchen with granite countertops, central island with eating bar, wood cabinets and S/S appliances. Eating nook off patio door to sundeck, gazebo and fully fenced backyard. Upstairs features large bonus room, 3 spacious bedrooms and 4 pcs bath. Large primary bedroom boasts his and her closets, 4 pcs ensuite with soaker tub. Basement fully finished with huge family room, den, 3 pcs bath, cabinet and rough in plumbing for potential wet bar. Other outstanding features including Central air conditioning (2023), Hi efficiency furnace (2023), 1 year old hot water tank and newer fridge (2022) Quiet crescent location. Close to schools, bus, shops with easy access to Anthony Henday freeway. Excellent family home.

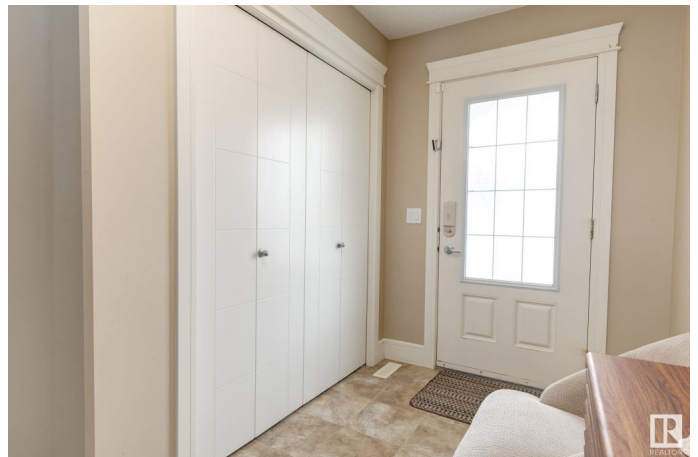
Built in 2013

### Essential Information

MLS® # E4435323

Price \$619,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,976
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17814 6a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L6

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, HRV System
Parking Spaces	3
Parking	Double Garage Detached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary            Dr Margaret Ann Armour

### **Additional Information**

Date Listed            May 8th, 2025

Days on Market       2

Zoning                 Zone 56

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Listing information last updated on May 9th, 2025 at 9:47pm MDT