

## **\$525,000 - 632 176 Street, Edmonton**

MLS® #E4443359

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,596 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Move in ready 2 story family home in sought after Windermere with a sunny SW fully fenced and private yard. Bright open main floor has 9' ceilings and lots of large windows throughout. Amazing gourmet kitchen features brand new quartz counter tops, a huge island, tons of quality cabinets, st/steel appliances and a walk in pantry. New carpet on entire upper level with 3 bedrooms & upper laundry room. Large primary bedroom features a walk in closet & full ensuite. There are 2.5 bathrooms total + roughed in plumbing for future basement bathroom. Newer basement development is 90% finished. You'll love the yard for family gatherings. Large deck at rear with privacy screen can fit all your patio furniture + a lower patio too. Lots of room for the kids playground equipment. Get your green thumb ready to plant the raised beds and pick the raspberries. Family community with several schools nearby, plus parks with paved walkways, a playground, pond, rink etc. Close to shopping and easy access to Anthony Henday.

Built in 2014

### **Essential Information**

MLS® # E4443359

Price \$525,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,596                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 632 176 Street |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2G7        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Insulated   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | St John XXIII              |
| Middle     | St. John XXIII             |
| High       | Lillian Osborne, ArchB McD |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 56         |

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Listing information last updated on August 17th, 2025 at 5:47pm MDT