

## \$438,000 - 1234 177a Street, Edmonton

MLS® #E4445270

**\$438,000**

2 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Beautifully maintained half duplex on a quiet street in the sought-after community of Windermere. This like-new home shows true pride of ownership with a bright, open layout and stylish finishes throughout. The kitchen features a large island, granite countertops, tile backsplash, and corner pantry, flowing into a spacious dining area that opens to the deck and landscaped yard. The living room is filled with natural light, and main floor laundry adds everyday convenience. Upstairs offers two generous bedrooms, each with walk-in closets and private 4-piece en-suites, plus a sunlit bonus room ideal for a home office or cozy lounge. The basement is unfinished with bathroom rough-in and plenty of space for future development. Additional features include hardwood floors, granite throughout, and a single attached garage. Conveniently located close to schools, daycare, parks, shopping, and amenities with easy access to major routes.

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445270  |
| Price     | \$438,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,458         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1234 177a Street |
| Area        | Edmonton         |
| Subdivision | Windermere       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 2J7          |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 56        |

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Listing information last updated on July 3rd, 2025 at 5:33pm MDT