

\$499,900 - 17724 6 Avenue, Edmonton

MLS® #E4461695

\$499,900

3 Bedroom, 2.50 Bathroom, 1,394 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this bright and inviting 2-storey home in the heart of Windermere! Recently updated with fresh paint, new flooring, and modern lighting, this home feels warm and welcoming from the moment you walk in. The main floor features a sunny living room with large south-facing windows, a central kitchen with great counter space, and a dining area overlooking the backyard, perfect for family dinners or casual entertaining. A convenient mudroom with laundry and a 2-piece bath keeps things practical and organized. Upstairs, you'll find three spacious bedrooms including a primary suite with a walk-in closet and private 4-piece ensuite. The unfinished basement offers great potential for future development. Enjoy summer evenings on the large deck, a fully fenced yard for kids or pets, and a double detached garage with paved lane access. Close to schools, parks, trails, and shopping, this updated Windermere home is move-in ready!

Built in 2013

Essential Information

MLS® #	E4461695
Price	\$499,900
Lease Rate	\$9
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,394
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17724 6 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G6

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Constable Daniel Woodall S
Middle	Riverbend School
High	Lillian Osborne School

Additional Information

Date Listed	October 10th, 2025
Days on Market	3
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 October 13th, 2025 at 7:32am MDT