

## \$435,000 - 17129 7a Avenue, Edmonton

MLS® #E4444539

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,430 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully maintained 3 beds, 2.5 bath half duplex with single attached garage, perfectly situated on a quiet cul-de-sac in the heart of Windermere. This corner lot property offers added privacy & extra yard space. The main floor boasts an open-concept layout featuring a spacious eat-in kitchen with clean, well-kept cabinets, a pantry, & a raised dining bar. The cozy living room is warmed by a gas fireplace. while the dining area opens to a large deck & a fully fenced, landscaped backyard with a fire pit. Upstairs, the spacious primary suite includes a walk-in closet & a private 3-piece ensuite. 2 additional bedrooms & a full bathroom complete the upper level, offering plenty of room for children, guests, or a home office. The partly finished basement adds extra living space or storage. RECENT UPGRADES: new kitchen appliances, new vinyl plank flooring on main floor, and roof shingles replaced in 2023.

Built in 2008

### Essential Information

MLS® #	E4444539
Price	\$435,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17129 7a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M5

### Amenities

Amenities	Deck, Detectors Smoke, Fire Pit
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
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 26th, 2025  
Days on Market                22  
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 July 18th, 2025 at 2:02pm MDT