

# \$428,888 - 17361 8a Avenue, Edmonton

MLS® #E4449519

**\$428,888**

3 Bedroom, 2.50 Bathroom, 1,388 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to your next opportunity in Windermere, a high-demand neighborhood in Southwest Edmonton offering location, modern updates, and long-term potential. This bright, open-concept home features 3 bedrooms and 2.5 bathrooms and is newly renovated throughout for a fresh, move-in-ready feel. A north-facing entrance ensures ample sunshine, while a thoughtful mix of laminate, carpet, and ceramic tile offers both style and durability. The fully finished basement includes a versatile recreation room—ideal for movie nights, a home gym, or flexible family space. The spacious yard invites relaxation, play, or outdoor entertaining. Nestled in Windermere, you're minutes from Currents of Windermere shopping, top-rated schools, parks, golf courses, and key routes like Anthony Henday and Terwillegar Drive. With strong rental demand and steady property value appreciation in the area, this home also presents a compelling investment opportunity. Perfect for families or investors—don't miss out.

Built in 2010

## Essential Information

MLS® #	E4449519
Price	\$428,888



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17361 8a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M8

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 56

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