

# \$509,000 - 17804 6 Avenue, Edmonton

MLS® #E4421781

**\$509,000**

4 Bedroom, 3.50 Bathroom, 1,592 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Beautiful 2-storey home on a quiet street in Langdale! Built by Pacesetter, this 1,592 sqft home with finished basement features an open-concept main floor with a bright living room, adorned with hardwood flooring. This fabulous 4 bedroom 4 baths home is the perfect family home. This home is south facing with veranda for enjoying your morning coffee. Main floor comprises of a Living room, Dining room and a modern kitchen with sleek cabinetry, Stainless steel appliances and an island with plenty of counter space. Upstairs has a beautiful vaulted ceilings, a primary bedroom with ensuite and walk in closet, two more spacious bedrooms, full bathroom and laundry closet. Basement fully finished with Bonus room, bedroom and 4 pc bathroom. Features - New Roof-2023, Central AC, Deck, Veranda and Double detached garage. Minutes away from the River Valley, Schools, Anthony Henday, Terwillegar Drive, walking trails and parks. Must see this property.

Built in 2013

## Essential Information

MLS® #	E4421781
Price	\$509,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,592
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17804 6 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G6

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 15th, 2025  
Days on Market 49  
Zoning Zone 56

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