

## \$439,900 - 17130 7a Avenue, Edmonton

MLS® #E4449860

**\$439,900**

3 Bedroom, 1.50 Bathroom, 1,363 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Massive lot with no neighbours on two sides! This fully finished home welcomes you in with hardwood flooring. The bright white kitchen has an island kitchen with eating bar, tons of counter and cabinet space plus a corner pantry. The kitchen overlooks the dining and living area with gas fireplace. Patio doors off the dining area lead to a deck and large fenced yard. A kids and dogs paradise! Upstairs there are three good sized bedrooms including a master bedroom with walk in closet. The full bathroom features tile flooring and white cabinetry. The basement has a finished family room. The projector and screen also stay, perfect for your family's movie night! Central A/C is an added bonus, and you have a garage, ample parking in the driveway and lots of on street parking. All of this in popular the Windermere community close to schools, parks, trails gyms and shopping.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449860  |
| Price      | \$439,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,363         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17130 7a Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 0M5         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Deck |
| Parking Spaces | 2                                         |
| Parking        | Single Garage Attached                    |

### Interior

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace    | Yes                                                                                                                                         |
| Fireplaces   | Mantel                                                                                                                                      |
| Stories      | 3                                                                                                                                           |
| Has Basement | Yes                                                                                                                                         |
| Basement     | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 56         |

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Listing information last updated on August 2nd, 2025 at 11:17am MDT