

# \$428,800 - 17727 6 Avenue, Edmonton

MLS® #E4426785

**\$428,800**

3 Bedroom, 1.50 Bathroom, 1,206 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Discover this charming 2-storey home with double detach garage on a quiet street in Langdale! This home features a very functional layout with laminate flooring throughout main floor. Spacious living room boasts large window overlooking front yard. Good sized kitchen features stainless steel appliances, Centre Island and eating nook. Upstairs has 3 good sized bdrm and the master bedroom has a walkin closet and a cheater door to the 4pc main bath. South-facing backyard makes this home feels bright and inviting. Conveniently located near parks, walking trails, Currents at Windermere shopping, and public transportation, with easy access to Terwillegar Drive and Anthony Henday. Perfect as a starter home or investment property!

Built in 2013

## Essential Information

MLS® #	E4426785
Price	\$428,800
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.00



Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17727 6 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13
Zoning	Zone 56

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