

# \$569,998 - 17225 9b Avenue, Edmonton

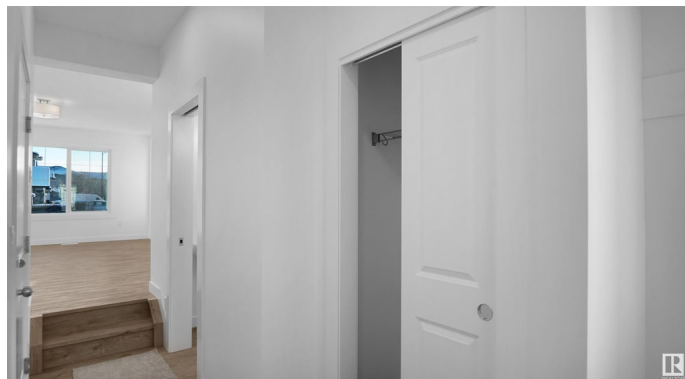
MLS® #E4429632

**\$569,998**

3 Bedroom, 2.50 Bathroom, 1,673 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the all new "Hayes" Built by StreetSide Developments and is located in one of Edmonton's newest premier south west communities of Langdale. With almost 1700 Square ft this home comes with a double attached garage and a open concept main floor. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen, the main floor also has a powder room off the foyer. The kitchen that has upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 3 large bedrooms and 2 full bathrooms and a center bonus room. This single family home also comes with a unspoiled basement perfect for future development. \*\*\*Home is under construction and the photos used are of the same style home colors and finishing's may vary , will be complete by June of this year \*\*\*



Built in 2024

## Essential Information

MLS® #	E4429632
Price	\$569,998
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,673

Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17225 9b Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached, Over Sized

### **Interior**

Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	12
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 April 20th, 2025 at 9:31am MDT