

## \$579,900 - 656 171 Street, Edmonton

MLS® #E4435460

**\$579,900**

3 Bedroom, 2.50 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Imagine sipping your morning coffee while overlooking a serene park and pond! This air-conditioned home backs onto Landale Pond, greenspace, and an urban forest, offering natural light, peace, and comfort. The bright main floor features a spacious foyer, a cozy living room with a corner fireplace and hardwood floors, and a gourmet kitchen with ample cabinetry, granite countertops, stainless steel appliances, and a corner pantry. The dining area boasts stunning views. Upstairs, a vaulted BONUS room provides space for family entertainment. The primary suite includes a large walk-in closet and a 5-piece ensuite with pond views. Two additional bedrooms and a 4-piece bath complete the level. Heated garage. Close to parks, trails, and easy access to 170 Street & Currents at Windermere shopping. A perfect blend of modern design and functionality for family living!

Built in 2011

### Essential Information

MLS® #	E4435460
Price	\$579,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,913
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	656 171 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M1

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Slab

**School Information**

Elementary                      Constable Daniel Woodall  
Middle                              Riverbend School  
High                                Lillian Osborne School

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                60  
Zoning                              Zone 56

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