# \$539,900 - 1109 176 Street, Edmonton

MLS® #E4439677

#### \$539.900

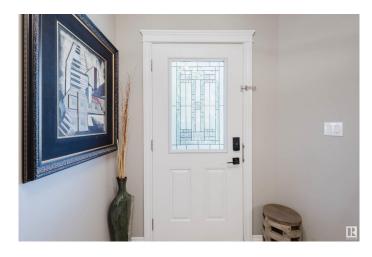
3 Bedroom, 2.50 Bathroom, 1,789 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere, where this upgraded half duplex blends style, comfort, and thoughtful design in one of Edmonton's most desirable communities. Step inside to find brand new appliances, granite countertops, a walk-in pantry, and freshly painted interiors. Stay cool with central air and enjoy peace of mind thanks to exterior security cameras, upgraded door locks, and smart light switches you can control from your phoneâ€"great for travel or everyday ease. Upstairs, a spacious bonus room offers the ideal retreat for kids or a cozy family hangout, with blackout curtains installed there and in all three bedrooms for enhanced privacy and restful sleep. The primary suite is a highlight, featuring an oversized layout and a large southwest-facing window that fills the space with natural light. Upgraded blinds are installed throughout the home, adding a sleek, modern touch. Custom storage throughout adds smart functionality, while the heated double garage and dedicated humidifier system elevate everyday living.







Built in 2013

### **Essential Information**

MLS® # E4439677 Price \$539,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,789

Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 1109 176 Street

Area Edmonton

Subdivision Windermere

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2B7

#### **Amenities**

Amenities Air Conditioner, Deck, See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, See Remarks, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance

Landscape, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 30th, 2025

Days on Market 17

Zoning Zone 56

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Listing information last updated on June 16th, 2025 at 8:47am MDT