

## \$550,000 - 1228 176 Street, Edmonton

MLS® #E4447594

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,630 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the desirable community of Windermere! This 2 storey half duplex with a fully finished basement has everything a young family could ask for! The care of ownership is evident the moment you open the front door. Immaculately kept home with a great open concept main floor complete with an office/den. Upstairs you'll find the primary with a 3 piece ensuite and walk-in closet. The other 2 bedrooms share a full bathroom. Downstairs, you'll find a gym space, which easily could be converted into a 4th bedroom if you wanted. Along with another 2 piece washroom and great open rec space. But the backyard is what truly separates this home from any other in the area. A larger backyard than most single detached homes. You'll fall in love with the GIANT yard space with a dedicated dog run. This property is truly one of kind.

Built in 2014

### Essential Information

MLS® #	E4447594
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2



Square Footage	1,630
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1228 176 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J8

### **Amenities**

Amenities	Deck, Dog Run-Fenced In, Fire Pit, No Smoking Home, Television Connection, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 14th, 2025  
Days on Market        2  
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 July 16th, 2025 at 6:17am MDT