

\$428,888 - 17361 8a Avenue, Edmonton

MLS® #E4449519

\$428,888

3 Bedroom, 2.50 Bathroom, 1,388 sqft
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to your next opportunity in Windermere, a high-demand neighborhood in Southwest Edmonton offering location, modern updates, and long-term potential. This bright, open-concept home features 3 bedrooms and 2.5 bathrooms and is newly renovated throughout for a fresh, move-in-ready feel. A north-facing entrance ensures ample sunshine, while a thoughtful mix of laminate, carpet, and ceramic tile offers both style and durability. The fully finished basement includes a versatile recreation room—ideal for movie nights, a home gym, or flexible family space. The spacious yard invites relaxation, play, or outdoor entertaining. Nestled in Windermere, you're minutes from Currents of Windermere shopping, top-rated schools, parks, golf courses, and key routes like Anthony Henday and Terwillegar Drive. With strong rental demand and steady property value appreciation in the area, this home also presents a compelling investment opportunity. Perfect for families or investors—don't miss out.

Built in 2010

Essential Information

MLS® #	E4449519
Price	\$428,888



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17361 8a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M8

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	8
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 August 1st, 2025 at 11:33am MDT