# \$549,900 - 1109 176 Street, Edmonton

MLS® #E4439677

#### \$549,900

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 under warranty, 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€"perfect for added convenience while on vacation. Upstairs, a spacious bonus room offers the ideal retreat for kids or a cozy family hangout. Custom storage throughout adds smart functionality, while the heated double garage and dedicated humidifier system elevate everyday living. The landscaped backyard features a two-tier deck, fire pit, and stepping stonesâ€"perfect for relaxing or entertaining. Close to schools, trails, and shopping, this home delivers everyday ease in a place that already feels like home.



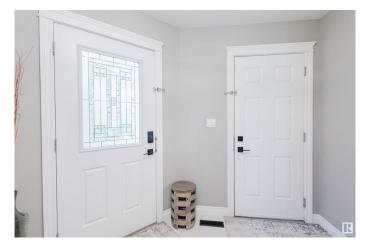
#### **Essential Information**

MLS® # E4439677 Price \$549,900

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 8

Zoning Zone 56

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Listing information last updated on June 7th, 2025 at 1:02am MDT