

# \$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 phone—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 stones—perfect for relaxing or entertaining. Close to schools, trails, and shopping, this home delivers everyday ease in a place that already feels like home.

Built in 2013

## 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