

\$824,900 - 17849 9a Av Sw, Edmonton

MLS® #E4462212

\$824,900

4 Bedroom, 4.00 Bathroom, 2,634 sqft

Single Family on 0.13 Acres

Windermere, Edmonton, Alberta

QUIET PERMANENCE & ELEVATED DESIGN. This residence backs onto a future permanent greenway replacing Ellerslie Road—ensuring enduring privacy, serenity, and connection to planned pathways. Positioned in established, low-density Langdale and near the forthcoming Windermere District Park this setting anchors long-term desirability. This majestic home boasts a soaring open-to-below great room, 9-ft ceilings, & triple-pane glazing imparting an atmosphere of quality and calm. Interior selections blend engineered hardwood, porcelain tile, and soft-weave carpeting within an open, flowing layout. The custom culinary space is appointed with quartz surfaces, a walk-through butler's pantry, gas cooktop, stainless wall oven, and an oversized integrated fridge and freezer. Everyday comfort is secured through central A/C, high-efficiency heating, built-in speakers, & rough-in for central vac. Outdoors, a triple attached garage & expansive vinyl-finished deck provide functional elegance—with no HOA restrictions. (id:6289)

Built in 2020

Essential Information

Listing #	E4462212
Price	\$824,900
Bedrooms	4



Bathrooms	4.00
Half Baths	1
Square Footage	2,634
Acres	0.13
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	17849 9a Av Sw
Subdivision	Windermere
City	Edmonton
Province	Alberta
Postal Code	T6W3K1

Amenities

Amenities	Golf Course, Ceiling - 9ft, Vinyl Windows
Features	See remarks, No back lane
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Microwave, Refrigerator, Gas stove(s), Washer
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	Exp Realty
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