

# \$559,998 - 17225 9b Avenue, Edmonton

MLS® #E4429632

**\$559,998**

3 Bedroom, 2.50 Bathroom, 1,673 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to the all new “Hayes” Built by StreetSide Developments and is located in one of Edmonton's newest premier south west communities of Langdale. With almost 1700 Square ft this home comes with a double attached garage and a open concept main floor. Your main floor is complete with upgrade luxury Vinyl Plank flooring throughout the great room and the kitchen, the main floor also has a powder room off the foyer. The kitchen that has upgraded cabinets, upgraded counter tops and a tile back splash. The upper level has 3 large bedrooms and 2 full bathrooms and a center bonus room. This single family home also comes with a unspoiled basement perfect for future development. This home is now move in ready !

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429632  |
| Price          | \$559,998 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,673     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17225 9b Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3V5         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|              |  |
|--------------|--|
| Appliances   | Garage Control, Garage Opener, See Remarks |
| Heating      | Forced Air-1, Natural Gas                  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished                           |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 74              |
| Zoning         | Zone 56         |

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