

## \$625,000 - 660 171 St, Edmonton

MLS® #E4430879

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this fully finished charming home—a well-cared-for 4-bedroom, 3.5-bathroom home in the desirable Langdale community. With a fully finished basement and pond views from the upstairs bedroom, this move-in ready home offers space, comfort, and flexibility. The open-concept main floor features hardwood in the living room, a cozy corner fireplace, granite countertops, and stainless steel appliances. Upstairs includes three bedrooms, a vaulted-ceiling bonus room, and a peaceful primary suite overlooking the pond. The finished basement includes a rec room, fourth bedroom, full bath, wet bar, and built-in surround sound system. The backyard is fully fenced with a deck and open green space—perfect for relaxing, BBQs, or letting kids and pets enjoy the outdoors. Also includes central vacuum and a double attached garage. Close to schools, parks, trails, and Currents of Windermere shopping.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430879  |
| Price      | \$625,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,919                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |            |
|-------------|------------|
| Address     | 660 171 St |
| Area        | Edmonton   |
| Subdivision | Windermere |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T6W 0M1    |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Wet Bar |
| Parking   | Double Garage Attached                                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed April 15th, 2025

Days on Market 15

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 April 30th, 2025 at 7:32pm MDT