

# \$428,800 - 17727 6 Avenue, Edmonton

MLS® #E4426785

**\$428,800**

3 Bedroom, 1.50 Bathroom, 1,206 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Discover this charming 2-storey home with double detach garage on a quiet street in Langdale! This home features a very functional layout with laminate flooring throughout main floor. Spacious living room boasts large window overlooking front yard. Good sized kitchen features stainless steel appliances, Centre Island and eating nook. Upstairs has 3 good sized bdrm and the master bedroom has a walkin closet and a cheater door to the 4pc main bath. South-facing backyard makes this home feels bright and inviting. Conveniently located near parks, walking trails, Currents at Windermere shopping, and public transportation, with easy access to Terwillegar Drive and Anthony Henday. Perfect as a starter home or investment property!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426785  |
| Price          | \$428,800 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,206     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 17727 6 Avenue |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 2G6        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 56          |

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Listing information last updated on April 2nd, 2025 at 9:17pm MDT