

## \$439,000 - 741 176 Street, Edmonton

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MLS® #E4432206

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Backing onto a peaceful walking trail, this beautifully maintained 2-storey duplex with 3 beds, 2.5 baths with central AC and attached single garage located in the desirable neighborhood of Windermere. The open-concept main floor features a bright and welcoming living room with a cozy fireplace, flowing seamlessly into the contemporary kitchen and dining area, perfect for entertaining or everyday living. A convenient pantry add to the functionality of the main floor. Upstairs, you'll find 3 generously sized bedrooms and 2 full bathrooms. The primary suite includes a spacious walk-in closet and a private ensuite for your own personal retreat. The washer and dryer are also located on the upper floor for added convenience. Step outside to a beautifully landscaped backyard complete with a large deck, perfect for relaxing or hosting summer barbecues. Gardening enthusiasts will appreciate the dedicated space, and with direct access to walking trails and nearby parks, outdoor enjoyment is just steps away.

Built in 2013

### Essential Information

MLS® # E4432206

Price \$439,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,494
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	741 176 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G8

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Park/Reserve, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	Zone 56

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Listing information last updated on May 1st, 2025 at 10:03am MDT