

## \$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 |
|----------|-------------|

|                   |   |
|-------------------|---|
| 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 | 9                |
| Zoning         | Zone 56          |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT