

\$824,900 - 17849 9a Avenue, Edmonton

MLS® #E4462212

\$824,900

4 Bedroom, 3.50 Bathroom, 2,634 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

QUIET PERMANENCE & ELEVATED DESIGN. This residence backs onto a future permanent greenway replacing Ellerslie Road—ensuring enduring privacy, serenity, and connection to planned pathways. Positioned in established, low-density Langdale and near the forthcoming Windermere District Park this setting anchors long-term desirability. This majestic home boasts a soaring open-to-below great room, 9-ft ceilings, & triple-pane glazing imparting an atmosphere of quality and calm. Interior selections blend engineered hardwood, porcelain tile, and soft-weave carpeting within an open, flowing layout. The custom culinary space is appointed with quartz surfaces, a walk-through butler's pantry, gas cooktop, stainless wall oven, and an oversized integrated fridge and freezer. Everyday comfort is secured through central A/C, high-efficiency heating, built-in speakers, & rough-in for central vac. Outdoors, a triple attached garage & expansive vinyl-finished deck provide functional elegance—with no HOA restrictions.

Built in 2020

Essential Information

MLS® # E4462212

Price \$824,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,634
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17849 9a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3K1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Front Porch, Hot Water Natural Gas, Patio, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, No Back Lane, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 15th, 2025
Days on Market	1
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 October 16th, 2025 at 3:32pm MDT