

## \$440,000 - 819 172 Street, Edmonton

MLS® #E4462933

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,491 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to your new home in Windermere! This beautifully maintained half-duplex blends comfort and style with upgrades like central A/C, a tankless on-demand hot water system, recessed lighting, and granite counters in the kitchen and baths. The main floor features hardwood, a bright open living room with a cozy gas fireplace, and a stylish kitchen with ceiling-height cabinets, stainless steel appliances, walk-in pantry, and large island. A 2-pc bath, new laundry, and mudroom add convenience. Upstairs offers a spacious primary suite with walk-in closet and 4-pc ensuite, plus two more bedrooms and a full bath. The finished basement includes a rec area, shelving, and a 2-pc bath. Enjoy the landscaped, fenced backyard with a new expanded deck and shed – move-in ready and made for modern living!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462933  |
| Price          | \$440,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,491     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2010          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 819 172 Street |
| Area        | Edmonton       |
| Subdivision | Windermere     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6W 0M6        |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Smoking Home |
| Parking   | Single Garage Attached                                  |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                 |
| Stories           | 3                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 21st, 2025

Days on Market                6

Zoning                            Zone 56

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Listing information last updated on October 27th, 2025 at 7:32am MDT