

# \$589,998 - 17231 9b Avenue, Edmonton

MLS® #E4424789

## \$589,998

4 Bedroom, 2.50 Bathroom, 1,673 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Triple garage!!!!!! Welcome to the all new  
"Blackburn" Built by StreetSide  
Developments and is located in one of  
Edmonton's newest premier south west  
communities of Langdale. With almost 1700  
Square ft this home comes with a triple  
attached garage and a open concept main  
floor. Your main floor is complete with  
upgrade luxury Vinyl Plank flooring throughout  
the great room and the kitchen, the main floor  
also has a powder room off the foyer. The  
kitchen that has upgraded cabinets, upgraded  
counter tops and a tile back splash. The upper  
level has 4 bedrooms and 2 full bathrooms.  
This single family home also comes with a  
unspoiled basement perfect for future  
development. \*\*\* Photos used are from the  
same style home recently built and colors may  
vary , this home will be complete by next week  
and the photos will be updated then \*\*\*\*



Built in 2024

## Essential Information

MLS® #	E4424789
Price	\$589,998
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,673
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17231 9b Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V5

### **Amenities**

Amenities	See Remarks
Parking	Over Sized, Triple Garage Attached

### **Interior**

Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7

## Zoning

## Zone 56

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Listing information last updated on March 14th, 2025 at 11:47am MDT