

## \$724,900 - 17437 5a Avenue, Edmonton

MLS® #E4446644

**\$724,900**

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Beautifully maintained home on a large pie-shaped lot in Windermere. With 2005 sq. ft. of upgraded living space, this home offers an open-concept layout with large windows and modern finishes. A versatile flex room, granite kitchen with refaced cabinets, new backsplash, newer appliances, and a spacious island makes it ideal for family life. The living room features a cozy fireplace and leads to an oversized deck and expansive yard with added trees for extra privacy. Upstairs includes a bonus room, two bedrooms, and a luxurious primary suite with a fully renovated spa-like bath—“heated floors, heated shower, TV, and electric fireplace. Upgrades include a Wi-Fi garage door with camera, drywall & heater in garage, A/C, all new lighting (incl. pot lights & exterior), soffit plug, new blinds (motorized upstairs), and new flooring (tile, carpet, hardwood) throughout. Laundry room and guest bath also renovated. Located on a quiet street with no east-side neighbors. Shows 10/10!

Built in 2013

### Essential Information

MLS® # E4446644

Price \$724,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,005
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17437 5a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2E3

### Amenities

Amenities	Exterior Walls- 2"x6", Parking-Extra, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	20
Zoning	Zone 56

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