

## \$714,900 - 17437 5a Avenue, Edmonton

MLS® #E4446644

**\$714,900**

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!

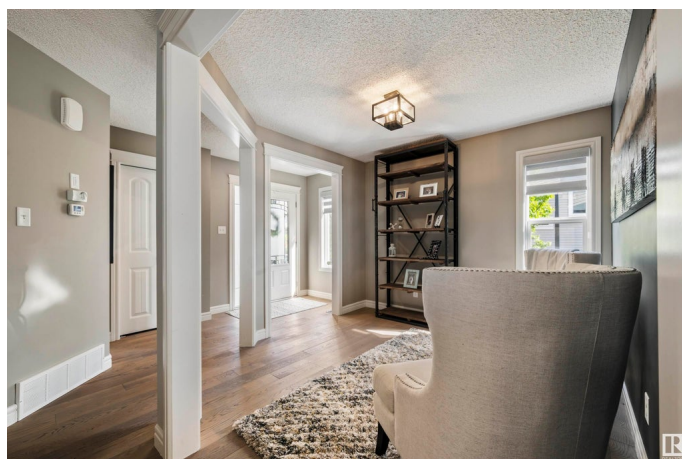
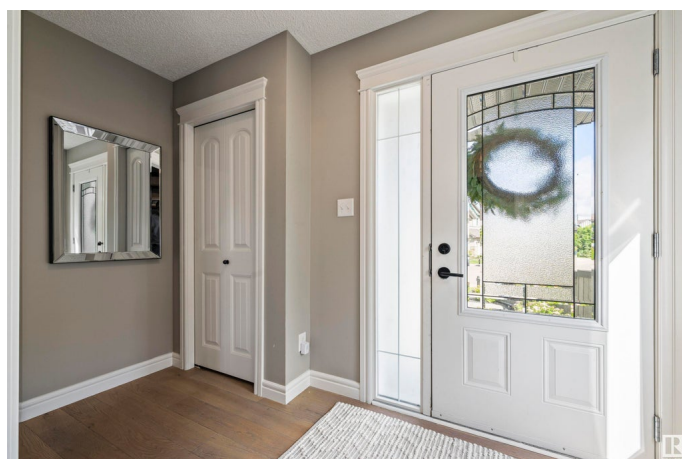
Built in 2013

### Essential Information

MLS® # E4446644

Price \$714,900

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 | 47             |
| Zoning         | Zone 56        |

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Listing information last updated on August 25th, 2025 at 1:02am MDT