

Courtesy Of Adrian Nedelec Of Exp Realty

## \$539,900 - 1109 176 Street, Edmonton

MLS® #E4439677

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,789 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere, where this upgraded half duplex blends style, comfort, and thoughtful design in one of Edmonton's most desirable communities. Step inside to find brand new appliances, granite countertops, a walk-in pantry, and freshly painted interiors. Stay cool with central air and enjoy peace of mind thanks to exterior security cameras, upgraded door locks, and smart light switches you can control from your phone—great for travel or everyday ease. Upstairs, a spacious bonus room offers the ideal retreat for kids or a cozy family hangout, with blackout curtains installed there and in all three bedrooms for enhanced privacy and restful sleep. The primary suite is a highlight, featuring an oversized layout and a large southwest-facing window that fills the space with natural light. Upgraded blinds are installed throughout the home, adding a sleek, modern touch. Custom storage throughout adds smart functionality, while the heated double garage and dedicated humidifier system elevate everyday living.

Built in 2013

### Essential Information

MLS® # E4439677

Price \$539,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,789
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1109 176 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B7

### **Amenities**

Amenities	Air Conditioner, Deck, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
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 June 16th, 2025 at 7:17am MDT