

# \$439,900 - 17130 7a Avenue, Edmonton

MLS® #E4449860

**\$439,900**

3 Bedroom, 1.50 Bathroom, 1,363 sqft  
Single Family on 0.00 Acres

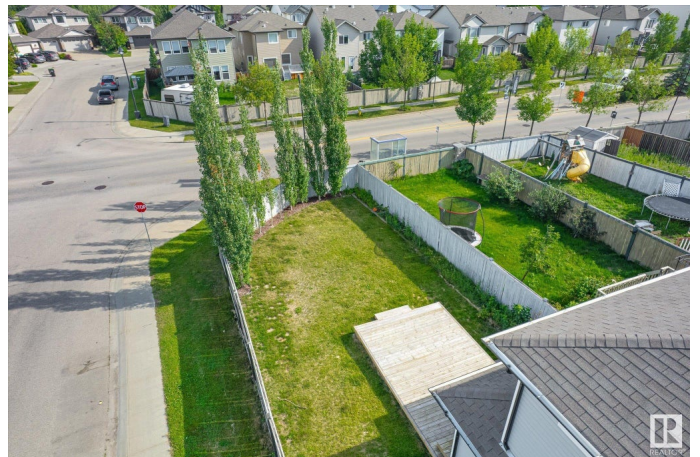
Windermere, Edmonton, AB

Massive lot with no neighbours on two sides! This fully finished home welcomes you in with hardwood flooring. The bright white kitchen has an island kitchen with eating bar, tons of counter and cabinet space plus a corner pantry. The kitchen overlooks the dining and living area with gas fireplace. Patio doors off the dining area lead to a deck and large fenced yard. A kids and dogs paradise! Upstairs there are three good sized bedrooms including a master bedroom with walk in closet. The full bathroom features tile flooring and white cabinetry. The basement has a finished family room. The projector and screen also stay, perfect for your family's movie night! Central A/C is an added bonus, and you have a garage, ample parking in the driveway and lots of on street parking. All of this in popular the Windermere community close to schools, parks, trails gyms and shopping.

Built in 2009

## Essential Information

MLS® #	E4449860
Price	\$439,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,363
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	17130 7a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M5

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 25th, 2025  
Days on Market 67  
Zoning Zone 56

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Listing information last updated on September 29th, 2025 at 9:47pm MDT