

\$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!

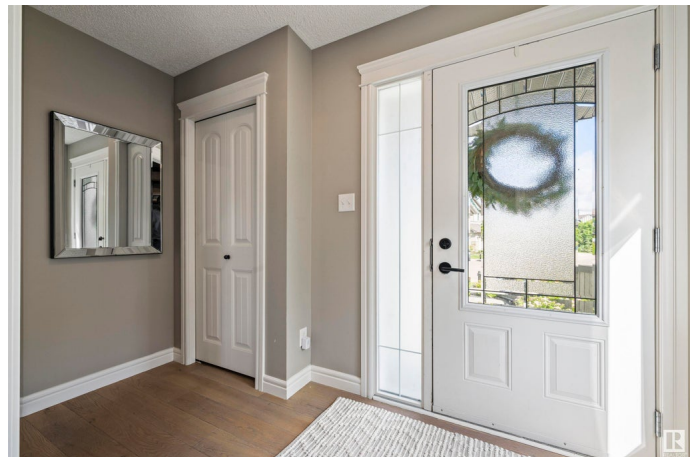
Built in 2013

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	43
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 August 21st, 2025 at 7:47am MDT