

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

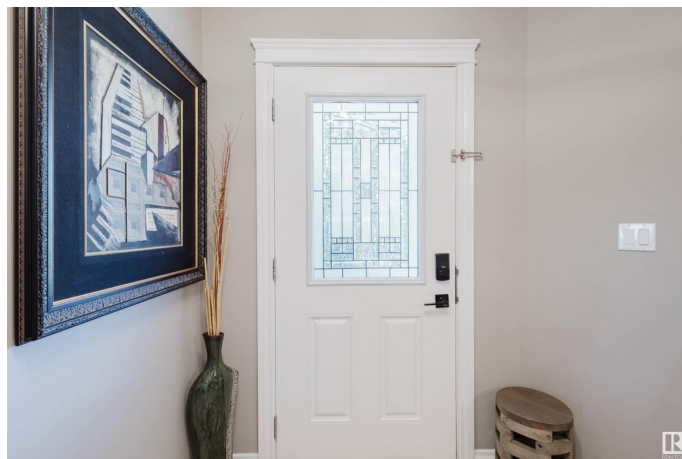
Welcome to Windermere, where this upgraded half duplex blends style, comfort, and thoughtful design in one of Edmonton's most desirable communities. Step inside to find brand new appliances, granite countertops, a walk-in pantry, and freshly painted interiors. Stay cool with central air and enjoy peace 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 | 21             |
| Zoning         | Zone 56        |

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Listing information last updated on June 20th, 2025 at 9:17pm MDT