

\$345,000 - 17236 9a Avenue, Edmonton

MLS® #E4465882

\$345,000

2 Bedroom, 1.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

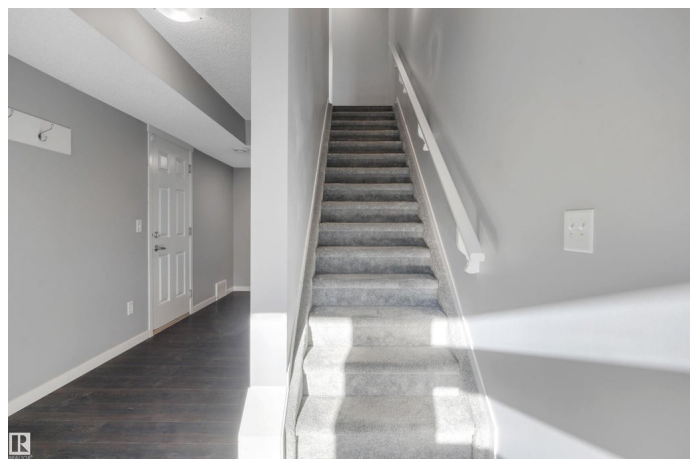
A rare find in Windermere—a modern walk-up living with no condo fees. This bright, south-facing townhouse sits on a quiet, family-friendly street & offers a fresh, contemporary feel throughout. The main floor features an open-concept layout with stainless-steel appliances and excellent kitchen storage. A convenient half bath is located just off the living room, and the covered balcony includes a natural gas hookup—perfect for year-round grilling. Upstairs, you’ll find two spacious bedrooms, each with large windows and generous walk-in closets. The upper level also includes a washer and dryer and a full bathroom with double sinks. The lower level offers a single attached garage, extra storage under the stairs, and access to a private outdoor patio. Furnace and appliances are energy-efficient, and the home has been well maintained throughout. A stylish, low-maintenance home with the freedom of zero condo fees—a standout opportunity in Windermere.

Built in 2018

Essential Information

MLS® # E4465882

Price \$345,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,350
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	17236 9a Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3V5

Amenities

Amenities	Ceiling 9 ft.
Parking Spaces	2
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 15th, 2025

Days on Market 5

Zoning Zone 56

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Listing information last updated on November 20th, 2025 at 3:02pm MST