

## \$824,900 - 17849 9a Avenue, Edmonton

MLS® #E4462212

**\$824,900**

4 Bedroom, 3.50 Bathroom, 2,634 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

**QUIET PERMANENCE & ELEVATED DESIGN.** This residence backs onto a future permanent greenway replacing Ellerslie Road—ensuring enduring privacy, serenity, and connection to planned pathways. Positioned in established, low-density Langdale and near the forthcoming Windermere District Park this setting anchors long-term desirability. This majestic home boasts a soaring open-to-below great room, 9-ft ceilings, & triple-pane glazing imparting an atmosphere of quality and calm. Interior selections blend engineered hardwood, porcelain tile, and soft-weave carpeting within an open, flowing layout. The custom culinary space is appointed with quartz surfaces, a walk-through butler's pantry, gas cooktop, stainless wall oven, and an oversized integrated fridge and freezer. Everyday comfort is secured through central A/C, high-efficiency heating, built-in speakers, & rough-in for central vac. Outdoors, a triple attached garage & expansive vinyl-finished deck provide functional elegance—with no HOA restrictions.

Built in 2020

### Essential Information

MLS® # E4462212

Price \$824,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,634                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17849 9a Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 3K1         |

### Amenities

|           |                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Front Porch, Hot Water Natural Gas, Patio, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking   | Triple Garage Attached                                                                                                              |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                 |
| Exterior Features | Golf Nearby, Landscaped, No Back Lane, See Remarks |
| Roof              | Asphalt Shingles                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 21                 |
| Zoning         | Zone 56            |

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Listing information last updated on November 5th, 2025 at 10:17am MST