

## \$499,990 - 608 174 Street, Edmonton

MLS® #E4440990

**\$499,990**

3 Bedroom, 2.50 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this stunning half duplex nestled in the highly desirable community of Windermere. A rare find, this home features a double attached garage—one of the few currently available in the area! Perfect for any home chef, the kitchen boasts a walk-in pantry, generous island, and ample cabinetry for all your culinary needs. A convenient half bath on the main floor adds practicality for guests. Upstairs, you’ll find three spacious bedrooms and two full bathrooms. The primary suite offers a peaceful retreat with an oversized bedroom, walk-in closet, and a 3-piece ensuite. The fully finished basement expands your living space with a large open area ideal for a family room, home gym, or entertainment zone. It also includes a full bathroom with shower, laundry area with washer and dryer, and a storage closet under the stairs. Step outside to your private backyard oasis—fully fenced and perfect for summer gatherings. Relax on the deck or cozy up around the firepit under the stars.

Built in 2012

### Essential Information

MLS® # E4440990

Price \$499,990

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	608 174 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2A7

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Constable Daniel Wooddall
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne HighSchool

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
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 June 16th, 2025 at 9:31pm MDT