# \$579,900 - 656 171 Street, Edmonton

MLS® #E4435460

### \$579,900

3 Bedroom, 2.50 Bathroom, 1,913 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Imagine sipping your morning coffee while overlooking a serene park and pond! This air-conditioned home backs onto Landale Pond, greenspace, and an urban forest, offering natural light, peace, and comfort. The bright main floor features a spacious foyer, a cozy living room with a corner fireplace and hardwood floors, and a gourmet kitchen with ample cabinetry, granite countertops, stainless steel appliances, and a corner pantry. The dining area boasts stunning views. Upstairs, a vaulted BONUS room provides space for family entertainment. The primary suite includes a large walk-in closet and a 5-piece ensuite with pond views. Two additional bedrooms and a 4-piece bath complete the level. Heated garage. Close to parks, trails, and easy access to 170 Street & Currents at Windermere shopping. A perfect blend of modern design and functionality for family living!







Built in 2011

### **Essential Information**

MLS® #	E4435460
Price	\$579,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,913
Acres	0.00
Year Built	2011
Туре	Single Family
Sub-Type	Detached Single Family
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Style	2 Storey
Style Status	<b>o</b> ,

# **Community Information**

Address	656 171 Street	
Area	Edmonton	
Subdivision	Windermere	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T6W 0M1	
Amenities		
Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows	
Parking	Double Garage Attached	
Interior		
Interior Features	ensuite bathroom	
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater	
Heating	Forced Air-1, Natural Gas	
Stories	2	
Has Basement	Yes	
Basement	Full, Unfinished	
Exterior		
Exterior	Wood, Vinyl	
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	Wood, Vinyl	

Foundation	Slab
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## **School Information**

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

#### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	50
Zoning	Zone 56

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Listing information last updated on June 28th, 2025 at 4:32am MDT