



## 17217 8A Avenue Edmonton AB

\$419,900

Welcome to your dream home in sought-after Windermere! This beautiful AIR- CONDITIONED half duplex offers 1,422 sqft of living space w/ 3 beds, 2.5 baths & attached garage. Step into the open concept main level adorned w/ rich dark HARDWOOD FLOORS where you'll find a spacious kitchen w/ large island, corner pantry, GRANITE COUNTERTOPS & ss appliances. The bright dining area opens onto a SUNNY SOUTH FACING DECK. Cozy up in the living area by the GAS FIREPLACE. A convenient 2-PC bath & laundry area complete this level. Upstairs, discover the serene primary bedroom complete w/ a California closet & spa-like ensuite featuring a soaker tub & separate shower. 2 additional bdrms & a 4pc bath accommodate family or guests. The unfinished basement allows for customization. FULLY LANDSCAPED BACKYARD is perfect for entertaining. Conveniently situated near public transit, shopping & dining in Windermere & Ambleside, w/ easy access to The Henday & International Airport, this home promises to impress!

Listing Presented By:



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