

## \$569,900 - 656 171 Street, Edmonton

MLS® #E4454002

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Great Value in Windermere! This well-maintained & air-conditioned 2 storey home backs onto Landale Pond, greenspace, and an urban forest, offering natural light, peace, and comfort throughout. Main floor features a spacious foyer, a cozy living room with hardwood floors & corner fireplace, and a gourmet kitchen with granite countertops, ample cabinetry, stainless steel appliances & corner pantry. The dining area is surrounded by windows showcasing stunning pond views. Upstairs, a vaulted bonus room provides the perfect family retreat. The primary suite boasts serene pond views, a lrg W/I closet & a spa-like 5 pc ensuite. Two additional bdrms and a full 4-piece bath complete the upper level. A heated garage & Central vacuum. Close to parks, trails, schools, shopping at Currents of Windermere & easy access to 170 Street. Imagine sipping your morning coffee while overlooking the pond—this home perfectly blends modern design, functionality & tranquility for family living!

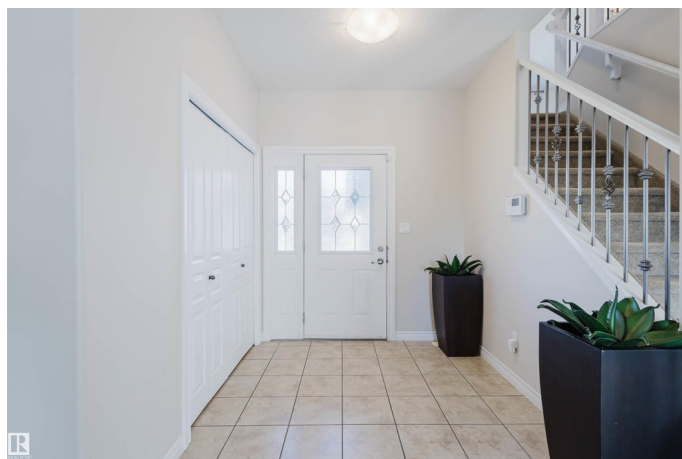
Built in 2011

### Essential Information

MLS® # E4454002

Price \$569,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,913
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### 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

### **School Information**

Elementary	Constable Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	1
Zoning	Zone 56

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Listing information last updated on August 22nd, 2025 at 4:02am MDT