

Courtesy Of Jeneen L Marchant Of RE/MAX Real Estate

\$725,000 - 622 171 Street, Edmonton

MLS® #E4424199

\$725,000

4 Bedroom, 3.50 Bathroom, 2,058 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

WOW - what a spectacular home with so many upgrades that is backing an urban forest!! This 2058 sq.ft. 4 bedroom, 3.5 bathroom house has a finished basement, an EnerGuide rating of 86, and it feels like it is right out of an HGTV reno! You will adore the privacy of your west-backing home; you're enveloped in tranquility yet are right in the middle of everything you need. The upgraded landscaping with underground sprinklers and sunken patio for a firepit are a labor of love; plus, you have a retractable awning for a shady reprieve. There are so many features & updates to list: stunning engineered Hickory hardwood, a cold air heat pump (like AC), insulation upgraded to R50, bathroom upgrades, and a full en suite renovation with the extras of a heated floor & towel bar, new tankless hot water heater, and vinyl fencing. The entire home feels like a vacation property you get to enjoy everyday, and it truly shows even better than the photos. Finally, the perfect family home is here for you to just move on in!



Built in 2011

Essential Information

MLS® # E4424199

Price \$725,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,058
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	622 171 Street
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0M1

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 6th, 2025

Days on Market 28

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 April 3rd, 2025 at 6:47pm MDT