

## \$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                   |
| 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                      May 9th, 2025  
Days on Market                29  
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 7th, 2025 at 7:32pm MDT