

## **\$524,999 - 17707 13 Avenue, Edmonton**

MLS® #E4443705

**\$524,999**

4 Bedroom, 3.50 Bathroom, 1,567 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Wow! You have to see this ELEGANT HALF DUPLEX w/DOUBLE att'd garage & FULLY FINISHED BASEMENT w/SECOND KITCHEN & SEPARATE ENTRY! Located in prestigious "WINDERMERE", this contemporary home is perfect for first time or move-up buyers seeking style, space & comfort. The sunny open layout features 9'™ ceilings, soaring vaults, sleek grey lacquer cabinetry, quartz countertops, glass backsplash, corner pantry, upgraded S/S appliances, LED pot lights & modern fixtures. Wide laminate flooring, upgraded glass railing, blinds & CENTRAL A/C add to the luxury. Enjoy the gas fireplace in the spacious living area & host effortlessly from the large chef's kitchen. Upstairs offers 3 generous bedrooms, a bonus room & laundry. The primary suite boasts a walk-in closet & a spa-inspired ensuite w/oversized shower. Bsmnt includes a full second kitchen for many great purposes. Includes deck & fully landscaped yard. Nestled in posh Windermere, close to River Valley, parks, shopping, gym, transit & restaurants. Move in & enjoy!



Built in 2016

### **Essential Information**

MLS® # E4443705

Price \$524,999

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,567
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17707 13 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J7

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	9
Zoning	Zone 56

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