

\$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

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|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 27 |
| Zoning | Zone 56 |

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Listing information last updated on July 18th, 2025 at 7:47am MDT