

# **\$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 | 11              |
| Zoning         | Zone 56         |

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Listing information last updated on July 2nd, 2025 at 8:02pm MDT