# \$519,900 - 17535 13 Avenue, Edmonton

MLS® #E4439748

#### \$519,900

4 Bedroom, 3.50 Bathroom, 1,824 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Discover comfort and style in this beautifully maintained 2-storey home in the highly desirable community of Windermere. Featuring 4 bedrooms, office space/Den, Rec Room & 3.5 baths, this home is thoughtfully designed for both functionality and elegance. The main level offers a bright open-concept living space with a cozy gas fireplace, a chef-inspired kitchen with granite countertops, stainless steel appliances, walk-in pantry, tiled backsplash, and a spacious dining area overlooking the backyard. A convenient office/den, powder room, and laundry/Mud room complete the main floor. Upstairs, enjoy a generous family/bonus room, a serene primary suite with walk-in closet and spa-like ensuite with soaker tub, plus two additional bedrooms and a full bath. The fully finished basement includes a bedroom, a huge rec room and a full bath. Step outside to a double-tiered deckâ€"ideal for summer gatherings. Close to top-rated schools, scenic trails, parks and Windermere's best amenities !!!







Built in 2014

### **Essential Information**

MLS® # E4439748 Price \$519,900 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,824

Acres 0.00

Year Built 2014

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 17535 13 Avenue

Area Edmonton

Subdivision Windermere

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 2J8

#### **Amenities**

Amenities Deck, See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window

Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 31st, 2025

Days on Market 151

Zoning Zone 56

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