

# **\$554,900 - 17535 13 Avenue, Edmonton**

MLS® #E4439748

**\$554,900**

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 deck—ideal for summer gatherings. Close to top-rated schools, scenic trails, parks and Windermere's best amenities !!!

Built in 2014

## **Essential Information**

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Price \$554,900



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
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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	44
Zoning	Zone 56

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