\$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 157

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 7:17am MST