

## \$440,000 - 17719 13 Avenue, Edmonton

MLS® #E4456183

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,363 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Discover this well-kept half duplex in the desirable Windermere community. With over 1,300 sq. ft., the main floor features an open-concept layout with a modern kitchen, quartz counters, stainless steel appliances, and a walk-in pantry. The living area includes a gas fireplace and large south-facing windows that fill the space with natural light. Upstairs offers three bedrooms, a bonus space ideal for a home office, and laundry. The primary bedroom includes a walk-in closet and ensuite. The side-entry basement is unfinished, ready for a legal suite or extra living space. Enjoy a fully landscaped, fenced backyard and central A/C. Walking distance to shops, dining, and fitness, this home blends comfort and convenience in a sought-after location.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456183  |
| Price          | \$440,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,363     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2016          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17719 13 Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2J7         |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Single Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Direct Vent, Mantel                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 56             |



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Listing information last updated on September 14th, 2025 at 11:32pm MDT