

## \$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 4  
Zoning Zone 56



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