\$450,000 - 17620 10 Avenue, Edmonton

MLS® #E4440484

\$450,000

3 Bedroom, 2.50 Bathroom, 1,712 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

Tucked away in the sought-after community of Windermere, this Half duplex is sure to check all of the boxes. It boasts 1700+ SQ FT, 3 Bed, 2.5 Baths, DOUBLE Garage & unspoiled basement. The bright, open-concept main floor features a spacious kitchen with maple cabinetry, granite countertops, large center island with eating bar, and a generous dining area. Additional highlights include hardwood & tile flooring, cozy gas fireplace, and an abundance of windows. Upstairs, you'll find a huge primary bedroom with a walk-in closet and 3PC ensuite, along with two additional well-sized bedrooms, a convenient laundry room, and a BONUS room - ideal as a home office, playroom, or second living area. The landscaped & fenced backyard features a large deck, and the attached double garage is insulated and drywalled. Best of all, the road behind is a quiet green space with a walking path, offering added privacy and a great view. With quick access to Anthony Henday, and ALL Amenities this is an unbeatable location.







Built in 2011

Essential Information

MLS® # E4440484 Price \$450,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2 Half Baths 1

Square Footage 1,712 Acres 0.00

Year Built 2011

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 17620 10 Avenue

Area Edmonton
Subdivision Windermere
City Edmonton

County ALBERTA

Province AB

Postal Code T6W 1Z9

Amenities

Amenities On Street Parking, Exterior Walls- 2"x6", Hot Water Natural Gas, No

Animal Home, No Smoking Home, Vinyl Windows, HRV System

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance

Landscape, No Back Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 5th, 2025

Days on Market 146

Zoning Zone 56

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