

\$464,900 - 17620 10 Avenue, Edmonton

MLS® #E4440484

\$464,900

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 \$464,900

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 | 90 |
| Zoning | Zone 56 |

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Listing information last updated on September 3rd, 2025 at 4:02pm MDT