

\$539,900 - 17511 12 Avenue, Edmonton

MLS® #E4441767

\$539,900

4 Bedroom, 3.50 Bathroom, 1,850 sqft
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully maintained duplex in desirable Windermere! Boasting 1850 sqft, this 2-storey home features 9 ft ceilings, and a sun-filled south-facing backyard. The bright, open-concept layout includes a spacious living room, upgraded kitchen with ceiling-high cabinets, large island, and walk-in pantry. Upstairs offers 3 bedrooms and 2 full baths, an oversized bonus room, and a generous primary suite with a walk-in closet and 3-pc ensuite. The finished basement adds a 4th bedroom, a full bath, laundry, and a family room. Upgrades include stair railings and central vacuum. Enjoy the convenience of a double attached garage and close distance to shopping, gyms, schools (10/10 rated), daycare, and more. A perfect family home in a prime location!

Built in 2014

Essential Information

MLS® #	E4441767
Price	\$539,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,850
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17511 12 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B8

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 9th, 2025
Days on Market	7

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 June 16th, 2025 at 12:47pm MDT