

## \$469,900 - 17620 10 Avenue, Edmonton

MLS® #E4440484

**\$469,900**

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 \$469,900

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	25
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 30th, 2025 at 1:32pm MDT