

Courtesy Of Navdeep Bains Of Save Max Edge

\$549,900 - 17535 13 Avenue, Edmonton

MLS® #E4439748

\$549,900

4 Bedroom, 3.50 Bathroom, 1,824 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Discover comfort and style in this beautifully maintained 2-storey home in the highly desirable community of Windermere. Featuring 4 bedrooms, office space/Den, Rec Room & 3.5 baths, this home is thoughtfully designed for both functionality and elegance. The main level offers a bright open-concept living space with a cozy gas fireplace, a chef-inspired kitchen with granite countertops, stainless steel appliances, walk-in pantry, tiled backsplash, and a spacious dining area overlooking the backyard. A convenient office/den, powder room, and laundry/Mud room complete the main floor. Upstairs, enjoy a generous family/bonus room, a serene primary suite with walk-in closet and spa-like ensuite with soaker tub, plus two additional bedrooms and a full bath. The fully finished basement includes a bedroom, a huge rec room and a full bath. Step outside to a double-tiered deck—ideal for summer gatherings. Close to top-rated schools, scenic trails, parks and Windermere's™ best amenities !!!

Built in 2014

Essential Information

MLS® # E4439748

Price \$549,900



| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,824 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 17535 13 Avenue |
| Area | Edmonton |
| Subdivision | Windermere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2J8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Mantel, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

| | |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 79 |
| Zoning | Zone 56 |

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Listing information last updated on August 18th, 2025 at 4:17pm MDT