

## \$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 | 148            |
| 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 October 31st, 2025 at 6:17am MDT