

\$534,900 - 17523 12 Avenue, Edmonton

MLS® #E4455902

\$534,900

3 Bedroom, 2.50 Bathroom, 1,820 sqft
Single Family on 0.00 Acres

Windermere, Edmonton, AB

This immaculate Half Duplex home is located on a quiet street in the beautiful community of WINDERMERE. Offering 1819 sq ft of above-grade living space, featuring 3 bedrooms, 2.5 bathrooms, a bonus room, and a double attached garage. A spacious entryway leads to the bright dining & living room. Open concept floor plan gives direct access to the kitchen featuring a corner pantry, GRANITE countertops, raised ISLAND, and stainless-steel appliances. The living room leads to a fully landscaped and fenced south-facing backyard and a 10x13 deck - perfect for relaxation with friends and family. A 2-pc bath completes the main floor. Upstairs, you'll find 3 generously sized bedrooms, a bonus room, and a 4-pc shared bath. The master bedroom boasts a 3-pc ensuite bath and a walk-in closet. Unfinished basement with tons of potential. Close to schools, shopping, and all amenities, with quick access to Whitemud and Anthony Henday.

Built in 2013

Essential Information

MLS® #	E4455902
Price	\$534,900
Bedrooms	3
Bathrooms	2.50



17523 12 Ave SW, Edmonton, AB

Main Floor Exterior Area 72.31 m²
Interior Area 66.76 m²
Excluded Area 42.84 m²



0 2 4 m

PREPARED: 2025/03/20

(This regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.)

17523 12 Ave SW, Edmonton, AB

2nd Floor Exterior Area 96.24 m²
Interior Area 89.32 m²



0 1 2 m

PREPARED: 2025/03/20

(This regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.)

Full Baths	2
Half Baths	1
Square Footage	1,820
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17523 12 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2B8

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed September 3rd, 2025

Days on Market 8

Zoning Zone 56

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Listing information last updated on September 11th, 2025 at 4:17pm MDT