

\$440,000 - 17719 13 Avenue, Edmonton

MLS® #E4456183

\$440,000

3 Bedroom, 2.50 Bathroom, 1,363 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Discover this well-kept half duplex in the desirable Windermere community. With over 1,300 sq. ft., the main floor features an open-concept layout with a modern kitchen, quartz counters, stainless steel appliances, and a walk-in pantry. The living area includes a gas fireplace and large south-facing windows that fill the space with natural light. Upstairs offers three bedrooms, a bonus space ideal for a home office, and laundry. The primary bedroom includes a walk-in closet and ensuite. The side-entry basement is unfinished, ready for a legal suite or extra living space. Enjoy a fully landscaped, fenced backyard and central A/C. Walking distance to shops, dining, and fitness, this home blends comfort and convenience in a sought-after location.

Built in 2016

Essential Information

MLS® #	E4456183
Price	\$440,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.00



Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17719 13 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J7

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 4th, 2025
Days on Market 8
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 September 12th, 2025 at 2:17am MDT