

# \$539,900 - 17511 12 Avenue, Edmonton

MLS® #E4441767

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,850 sqft  
Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully maintained duplex in desirable Windermere! Boasting 1850 sqft, this 2-storey home features 9 ft ceilings, and a sun-filled south-facing backyard. The bright, open-concept layout includes a spacious living room, upgraded kitchen with ceiling-high cabinets, large island, and walk-in pantry. Upstairs offers 3 bedrooms and 2 full baths, an oversized bonus room, and a generous primary suite with a walk-in closet and 3-pc ensuite. The finished basement adds a 4th bedroom, a full bath, laundry, and a family room. Upgrades include stair railings and central vacuum. Enjoy the convenience of a double attached garage and close distance to shopping, gyms, schools (10/10 rated), daycare, and more. A perfect family home in a prime location!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441767  |
| Price          | \$539,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,850     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17511 12 Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2B8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached                          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 15             |

## Zoning

## Zone 56

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Listing information last updated on June 24th, 2025 at 12:17am MDT