

## \$512,900 - 17504 13 Avenue, Edmonton

MLS® #E4465136

**\$512,900**

3 Bedroom, 2.50 Bathroom, 1,660 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Rarely do you come across a half duplex that features an open-to-below concept, making it feel more open and spacious than any others. This fully upgraded Dolce Vita home is located in a quiet cul de sac in the heart of Windermere, which is surrounded by amenities, and even has an upgraded adjoining wall with extra insulation to minimize noise travel. The main floor welcomes you with a large entryway that leads into the cozy living room with soaring 18ft ceilings, a gas fireplace, and large windows that allow in plenty of sunshine. The kitchen boasts a large island w/ seating, quartz countertops, stainless steel appliances, a gas stove, a walk-in pantry, a comfy dining area, and a central vac kick plate. Upstairs hosts the large primary bedroom with a walkthrough ensuite, featuring dual sinks, and a spacious walk-in closet. Upstairs also has 2 more bedrooms, a 4pc bathroom w/ built-in shelving, and a laundry room for added convenience. The basement is roughed-in and awaits your final touch. Welcome home!

Built in 2014

### Essential Information

MLS® # E4465136

Price \$512,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,660         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17504 13 Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2J8         |

### Amenities

|                |                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In, HRV System |
| Parking Spaces | 4                                                                                                                            |
| Parking        | Double Garage Attached, Front Drive Access                                                                                   |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                            |
| Fireplaces        | Mantel, Remote Control, Tile Surround                                                                                                                                          |
| Stories           | 2                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                        |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                        |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Joey Moss, Joan Carr |
|------------|----------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 56            |

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Listing information last updated on November 9th, 2025 at 12:17pm MST