

# \$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	10

## 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 June 18th, 2025 at 10:47pm MDT