

\$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
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Additional Information

Date Listed	November 7th, 2025
Days on Market	5
Zoning	Zone 56

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