

## \$454,900 - 17720 10 Avenue, Edmonton

MLS® #E4460974

**\$454,900**

4 Bedroom, 3.50 Bathroom, 1,563 sqft

Single Family on 0.00 Acres

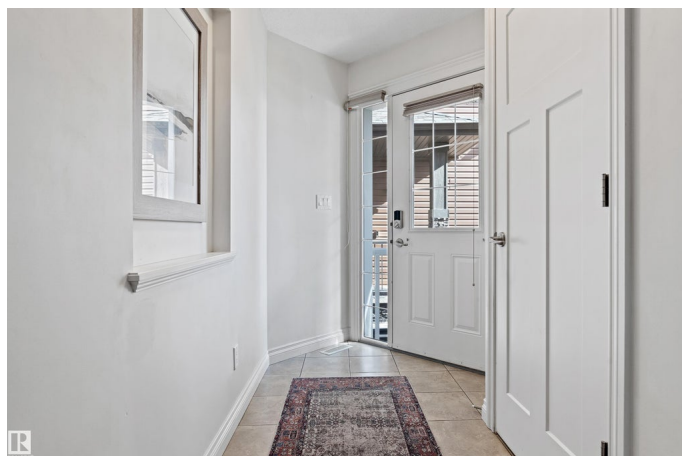
Windermere, Edmonton, AB

A truly amazing half duplex in the community of Windermere! With its vaulted ceiling, large windows and open staircase, this extremely well maintained home is sure to impress. The kitchen which features granite countertops, stainless steel appliances and a pantry for extra storage is open to both the living room, which has a corner gas fireplace, and dining room which is big enough to host larger family gatherings. Upstairs, you will find the large primary bedroom that has a 3 piece ensuite and a walk in closet. Finishing off the upstairs are two more bedrooms, the 4 piece main bathroom and laundry room. The fully finished basement is a great space which can be used as a kids play area or another TV room. The basement also has a 4th bedroom, 3 piece bathroom and some extra storage space as well. Finally, the backyard is fantastic with its low maintenance landscaping, and gas firepit. This home also has central A/C and a double garage, all there is to do is move in and enjoy!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460974  |
| Price     | \$454,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,563         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17720 10 Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2A1         |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                      |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                       |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 56           |

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Listing information last updated on October 15th, 2025 at 3:17am MDT