

## **\$850,000 - 17347 11 Avenue, Edmonton**

MLS® #E4426600

**\$850,000**

4 Bedroom, 3.50 Bathroom, 2,822 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere! This stunning family home boasts over 3,800 SF of living space! The spacious foyer welcomes you to this home filled w/comfort & convenience! With a total of 4 spacious bdrms & 3.5 baths, central air-conditioning, built-in vacuum system & a heated garage your growing family will be right at home! The main floor features a living room w/fireplace, a half bath & a room that can be an office or bdrm! The spacious kitchen features a large walk-in pantry, tons of storage space & island! Gather in the dining area that leads to the fully fenced & landscaped backyard! Laundry area on the second floor is the ultimate convenience! Upstairs features a spacious bonus area for your family, a large Primary bdrm w/ WiC, a 5-pce ensuite w/ soaker tub & fully tiled standing shower! Other 2 bedrooms also very good sized. The basement features a bedroom, hobby room, den, full bathroom & media room. What an amazing family home close to all amenities: schools, shopping, park & transportation!

Built in 2014

### **Essential Information**

MLS® # E4426600

Price \$850,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,822                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17347 11 Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1Z6         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Commercial, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 56          |



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Listing information last updated on April 18th, 2025 at 2:02am MDT