

## \$646,000 - 17403 11 Avenue, Edmonton

MLS® #E4442123

### \$646,000

3 Bedroom, 2.50 Bathroom, 2,168 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

In South Windermere, peaceful and neat, This upgraded home is tough to beat. A brand-new deck and one more too, Itâ€™s hot tubâ€“ready built just for you. A screened gazebo waits out back, For breezy nights or a midday snack. Thick carpet adds a cozy feel, With finishings that seal the deal. Main floor blinds with a remote glide, While ceiling fans in rooms provide A gentle breeze, a quiet spin-Cool comfort flows from deep within. Stay cool all summer with A/C, And warm in winterâ€“garage is key. The garage is warm, with tools in tow, A heater keeps it all aglow. Each bedroomâ€™s largeâ€“no need to guess, A king-sized bed fits, are you not impressed? A treasure waits beneath your feet, Where concrete walls and floors now meet, The side door leads to golden days, Where rental income always pays. Transform this space with walls and light, A cozy home that fits just right, Your mortgage worries fade away, When tenants help you every day. A home that's ready, clean, and clearâ€“ Your dream awaits in Windermere.

Built in 2014

### Essential Information

MLS® # E4442123

Price \$646,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,168                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17403 11 Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 1Z7         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 10 ft., Fire Pit, Gazebo, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 56         |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT