

## \$549,900 - 17604 10 Avenue, Edmonton

MLS® #E4441713

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,713 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Beautiful house offering exceptional upgrades & thoughtful design throughout. Main floor features an open-concept kitchen/living area with 2 custom feature walls. Mudroom access to attached garage with floor drain & extensive mezzanine storage. Upstairs boasts a spacious bonus room, laundry, master retreat w/ ensuite, 2 additional bedrooms & full bath. All bathrooms recently upgraded! Finished basement includes insulated subfloor, rec room with feature wall with fireplace. Backyard is an entertainerâ€™s dreamâ€”massive deck with pergolas, gazebo, custom landscaping, artificial turf, & wood shed. Extras: double oven, sound-channeling adjoining wall, Xmas soffit plugs, extended front porch, high-end appliances, custom closets, backing to walking trail. A rare gem!

Built in 2013

### Essential Information

MLS® #	E4441713
Price	\$549,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,713
Acres	0.00



Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	17604 10 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Z8

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, Gazebo, No Smoking Home, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 11th, 2025  
Days on Market        76  
Zoning                    Zone 56

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