

# \$534,900 - 17523 12 Avenue, Edmonton

MLS® #E4455902

**\$534,900**

3 Bedroom, 2.50 Bathroom, 1,820 sqft  
Single Family on 0.00 Acres

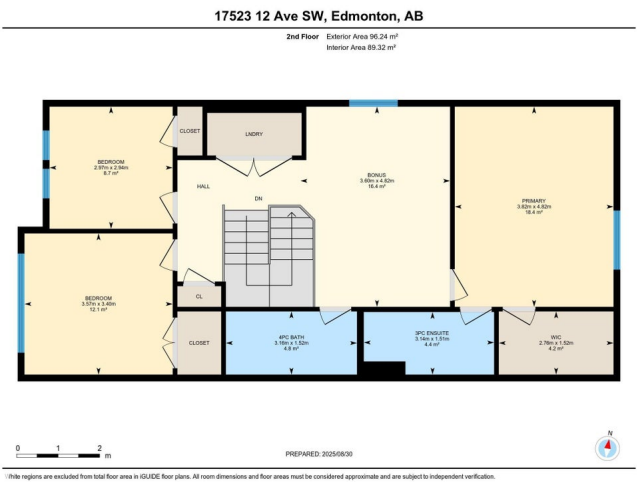
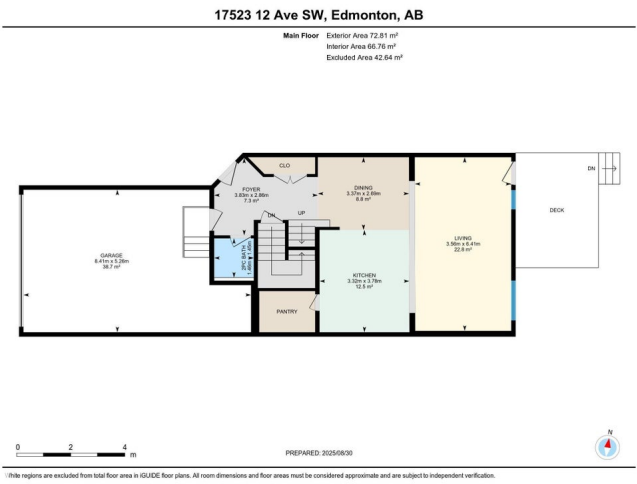
Windermere, Edmonton, AB

This immaculate Half Duplex home is located on a quiet street in the beautiful community of WINDERMERE. Offering 1819 sq ft of above-grade living space, featuring 3 bedrooms, 2.5 bathrooms, a bonus room, and a double attached garage. A spacious entryway leads to the bright dining & living room. Open concept floor plan gives direct access to the kitchen featuring a corner pantry, GRANITE countertops, raised ISLAND, and stainless-steel appliances. The living room leads to a fully landscaped and fenced south-facing backyard and a 10x13 deck - perfect for relaxation with friends and family. A 2-pc bath completes the main floor. Upstairs, you'll find 3 generously sized bedrooms, a bonus room, and a 4-pc shared bath. The master bedroom boasts a 3-pc ensuite bath and a walk-in closet. Unfinished basement with tons of potential. Close to schools, shopping, and all amenities, with quick access to Whitemud and Anthony Henday.

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455902  |
| Price     | \$534,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,820         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17523 12 Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2B8         |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 2                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                     |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

Date Listed               September 3rd, 2025  
Days on Market       14  
Zoning                    Zone 56

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Listing information last updated on September 17th, 2025 at 8:47am MDT