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

MLS® #E4442123

### \$646.000

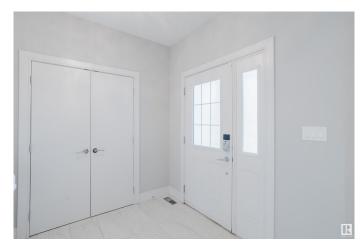
3 Bedroom, 2.50 Bathroom, 2,168 sqft Single Family on 0.00 Acres

Windermere, Edmonton, AB

In South Windermere, peaceful and neat, This upgraded home is tough to beat. A brand-new deck and one more too, It'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 bedroom'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 4

Zoning Zone 56

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