

# \$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        68  
Zoning                    Zone 56

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