

## \$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	11
Zoning	Zone 56

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