

## **\$850,000 - 17347 11 Avenue, Edmonton**

MLS® #E4426600

**\$850,000**

4 Bedroom, 3.50 Bathroom, 2,822 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere! This stunning family home boasts over 3,800 SF of living space! The spacious foyer welcomes you to this home filled w/comfort & convenience! With a total of 4 spacious bdrms & 3.5 baths, central air-conditioning, built-in vacuum system & a heated garage your growing family will be right at home! The main floor features a living room w/fireplace, a half bath & a room that can be an office or bdrm! The spacious kitchen features a large walk-in pantry, tons of storage space & island! Gather in the dining area that leads to the fully fenced & landscaped backyard! Laundry area on the second floor is the ultimate convenience! Upstairs features a spacious bonus area for your family, a large Primary bdrm w/ WiC, a 5-pce ensuite w/ soaker tub & fully tiled standing shower! Other 2 bedrooms also very good sized. The basement features a bedroom, hobby room, den, full bathroom & media room. What an amazing family home close to all amenities: schools, shopping, park & transportation!

Built in 2014

### **Essential Information**

MLS® # E4426600

Price \$850,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,822
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17347 11 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1Z6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Commercial, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	42
Zoning	Zone 56



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 7:32am MDT