

## **\$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 a total of over 3,800sqft+ of living space! the spacious foyer welcomes you to this home filled w/ comfort & convenience! A total of 4 spacious bdrms & 3.5 baths, fully air condition, heated garage, vacuum buitn, your growing family will be right at home! The living area features a fireplace, a half bath & a room that can be an office or a bdrm! The spacious kitchen features a large walk-in pantry, a ton of storage space & a ! Gather in the spacious dining area that leads to the fully fenced, fully 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-pc ensuite w/ soaker tub & full tiled standing shower! Other 2 bedrooms also very good sized. The basement features one bedroom, hobby room, den, full bathroom and 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 21  
Zoning Zone 56



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Listing information last updated on April 10th, 2025 at 1:02am MDT