

## **\$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 16  
Zoning Zone 56



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