

## \$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 entertainer's dream—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        70  
Zoning                    Zone 56

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Listing information last updated on August 20th, 2025 at 8:32pm MDT