

Courtesy Of Lenny C Burt Of MaxWell Progressive

\$435,000 - 17530 13 Avenue, Edmonton

MLS® #E4449753

\$435,000

2 Bedroom, 3.50 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

This stunning 1428 sq ft 2 bedroom, 3.5 bathroom duplex by Dolce Vita Homes sits on a beautifully maintained corner lot and shows like new. The main floor features an open layout with granite countertops, hardwood floors, upgraded kitchen soundproofing, upgraded fridge and SS appliances, walk-in pantry, spacious dining area, cozy living room with fireplace, and a 2-piece bath. Upstairs offers two massive primary suites, each with walk-in closets and private ensuites-one with vaulted ceilings and an abundance of natural light. The fully finished basement includes a large rec room, 4-piece bath, and storage space. Enjoy summer in comfort with central A/C, and relax in the fully fenced, landscaped backyard with deck and lush lawn. Extra windows throughout make the home bright and inviting. Located in a quiet SW community close to schools, gyms, shopping, parks, and trails. Easy access to major roads and public transit makes commuting a breeze. Pride of ownership is clear-this one is truly move-in ready.

Built in 2014

Essential Information

MLS® # E4449753

Price \$435,000



Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,428
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	17530 13 Avenue
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2J8

Amenities

Amenities	Deck
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 25th, 2025
Days on Market	8
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 August 2nd, 2025 at 7:47am MDT