

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 | 6 |
| Zoning | Zone 56 |

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Listing information last updated on July 30th, 2025 at 10:32pm MDT