

## \$494,500 - 17513 13 Avenue, Edmonton

MLS® #E4433581

**\$494,500**

3 Bedroom, 2.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to this beautifully kept 3 Bed, 2.5 Bath duplex with a single attached garage, located in a quiet cul-de-sac in Windermere. Offering over 2,100 sqft of total living space, including a finished 630 sqft basement, this home blends comfort, style, & functionality. The open-concept main floor features rich hardwood flooring, quartz Ctps, & recently purchased SS appliances. Main-floor laundry adds convenience, while the dining area leads to a south-facing finished deck, fenced yard, & landscaped outdoor backing onto the road that offers privacy & tons of natural light. The basement is perfect for a home office, rec room, & additional storage. Upstairs, enjoy a bonus room, two spacious bedrooms, and a large primary suite with a WIC featuring custom organizers & a 3-pc ensuite. Located close to top-rated schools, shopping, daycares, and the restaurants at walkable distance with quick access to Henday & Ellerslie Rd, this home delivers exceptional value in one of SW Edmonton's most desirable communities.

Built in 2016

### Essential Information

MLS® # E4433581

Price \$494,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,481         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17513 13 Avenue |
| Area        | Edmonton        |
| Subdivision | Windermere      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6W 2J8         |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                                               |

### Interior

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

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                         |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Stone, Vinyl           |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| 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 May 2nd, 2025 at 2:02am MDT