

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         |

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Listing information last updated on August 2nd, 2025 at 11:17am MDT