

## \$474,900 - 17513 13 Avenue, Edmonton

MLS® #E4439035

**\$474,900**

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® # E4439035

Price \$474,900



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 29th, 2025
Days on Market	18
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 June 16th, 2025 at 3:47pm MDT