

\$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 | 17 |
| Zoning | Zone 56 |

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Listing information last updated on June 15th, 2025 at 8:47pm MDT