

Courtesy Of Christina A Reid Of Century 21 Leading

## \$574,462 - 1306 Podersky Wynd, Edmonton

MLS® #E4442678

**\$574,462**

4 Bedroom, 3.50 Bathroom, 1,665 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

**\*CORNER LOT WITH ADDITIONAL WINDOWS, LEGAL SUITE, FREE GARAGE! HOME UNDER CONSTRUCTION - READY IN 45-60 DAYS\*** The Belvedere is our most unique and popular home design, featuring a **SOUTH FACING BALCONY** from the primary bedroom. The main floor features both 9ft and 10ft ceilings, and your living room welcomes you with natural light through the added windows. Your upgraded kitchen features a stainless steel double door fridge, GAS range, chimney hoodfan, a built in microwave, and dishwasher. The upper level features 3 spacious bedrooms and a full size laundry room equipped with a WASHER/DRYER. We've also included a one bedroom, two window **LEGAL SUITE** (582 sq. ft.) with all kitchen and laundry appliances. The basement also includes 9/10 ft ceilings. Listing photos of showhome.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442678  |
| Price      | \$574,462 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,665                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1306 Podersky Wynd |
| Area        | Edmonton           |
| Subdivision | Paisley            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5E4            |

### Amenities

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Detached                                                                                              |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                             |
| Stories           | 3                                                                                     |
| Has Suite         | Yes                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Finished                                                                        |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                      |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                               |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | STEINHAUER        |
| Middle     | D.S. MACKENZIE    |
| High       | DR. ANNE ANDERSON |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 55         |

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Listing information last updated on June 28th, 2025 at 4:32am MDT