

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	18
Zoning	Zone 55

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 July 4th, 2025 at 10:03am MDT