

Courtesy Of Lenny C Burt Of MaxWell Progressive

## \$449,000 - 17530 13 Avenue, Edmonton

MLS® #E4449753

**\$449,000**

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 \$449,000



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	3
Zoning	Zone 56

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Listing information last updated on July 28th, 2025 at 2:47am MDT