

\$494,500 - 17513 13 Avenue, Edmonton

MLS® #E4433581

\$494,500

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® # E4433581

Price \$494,500



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 1st, 2025
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 May 1st, 2025 at 6:32pm MDT