

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	6
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 June 21st, 2025 at 9:31pm MDT