

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 | 17 |
| Zoning | Zone 55 |

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Listing information last updated on July 3rd, 2025 at 11:18am MDT