

## \$614,800 - 1303 Podersky Wynd, Edmonton

MLS® #E4455378

**\$614,800**

5 Bedroom, 3.50 Bathroom, 1,696 sqft

Single Family on 0.00 Acres

Paisley, Edmonton, AB

Looking for the perfect home with a built-in mortgage helper? This beautiful duplex in Paisley offers 2,400 sq. ft. of total living space, with 5 bedrooms, 3.5 bathrooms, and a double attached garage. It also includes an income-generating 700 sq. ft. one-bedroom legal basement suite, fully equipped with appliances. The suite currently rents for over \$1,300/month, giving you a reliable mortgage helper from day one. Built by the reputable Five Star Homes, this property still has 8 years remaining on the new home warranty, giving you peace of mind for years to come. Paisley is one of Edmonton's most sought-after communities, offering scenic walking trails, playgrounds, an off-leash dog park, and the convenience of a future LRT line and hospital just minutes away. Whether you're a first-time buyer looking for smart affordability, or a growing family wanting both space and financial flexibility, this home is a move-in-ready opportunity you don't want to miss.

Built in 2023

### Essential Information

MLS® # E4455378

Price \$614,800

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,696         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1303 Podersky Wynd |
| Area        | Edmonton           |
| Subdivision | Paisley            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5E4            |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                            |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Suite         | Yes                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025

Days on Market                77

Zoning                            Zone 55

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