

# \$669,000 - 2043 13 Avenue, Edmonton

MLS® #E4418242

**\$669,000**

6 Bedroom, 4.00 Bathroom, 1,760 sqft  
Single Family on 0.00 Acres

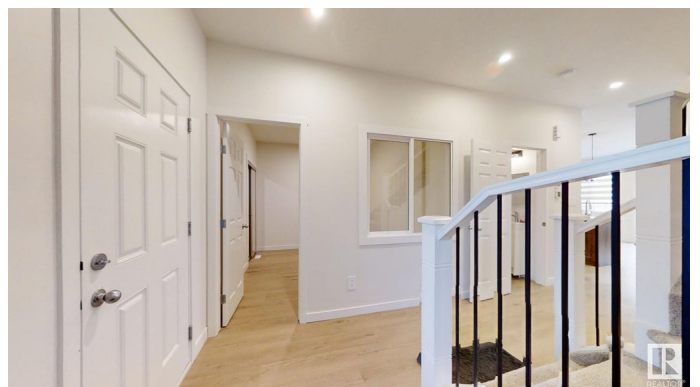
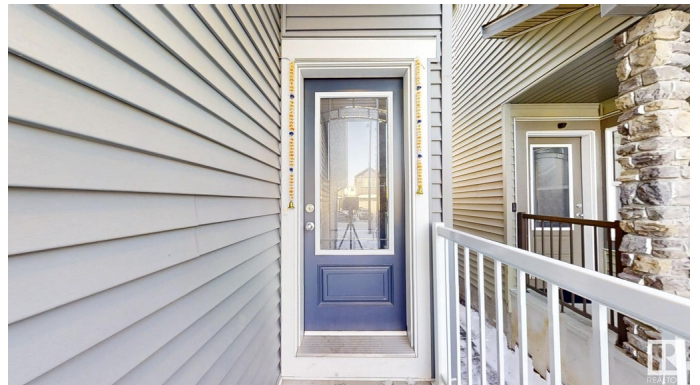
Laurel, Edmonton, AB

Welcome to this Lovely Cozy home located in the heart of Most desired community Laurel and just few steps to the School ,walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring ,Main Floor features Bedroom and Full Bath . Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an under-mount sink. Upstairs is the master's retreat with a large walk in closet and a 5-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room + Laundry area. This home comes with SEPARATE ENTRANCE to the fully Finished Basement with In Law suite having Two Bedrooms ,Full Washroom and Second Kitchen.Very convenient action with easy access to Anthony Henday rec Centre ,Schools,Shopping Centres,House was Completed in 2024 Seller took possession in 2024

Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4418242  |
| Price     | \$669,000 |
| Bedrooms  | 6         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 1,760                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2043 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2R8        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Attached |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed January 15th, 2025

Days on Market 80

Zoning Zone 30

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Listing information last updated on April 5th, 2025 at 6:02pm MDT