

## **\$829,999 - 2420 13 Avenue, Edmonton**

MLS® #E4442872

**\$829,999**

5 Bedroom, 4.00 Bathroom, 2,643 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**LOCATION ::** Welcome to this fully upgraded property in the community of LAUREL and located on the REGULAR LOT. Exterior of the property comes with beautiful Stucco and Stone work. This property offers total 5 Bedrooms which includes 2 MASTER BEDROOMS and 3 OTHER BEDROOMS and 4 BATHROOMS. Entry of the house Offers a good size living area with open to below with Designed ceiling. Main Floor offers Bedroom & Bathroom along with extended kitchen and SPICE KITCHEN. Main floor comes with tile flooring. There is second living area which comes with fireplace that gives the beautiful look to the living area. Upper Level and Stairs comes with the vinyl flooring. Upper Level offers 2 MASTER BEDROOMS AND 2 SECONDARY BEDROOMS AND 3 BATHROOMS. Upper Level also comes with the bonus area and laundry. Property offers Double car Oversize garage with attached garage heater and Extended Driveway. THERE IS SEPERATE SIDE ENTRANCE TO THE BASEMENT AND BASEMENT COMES WITH MORE THAN TWO WINDOWS. MUST SEE...

Built in 2021

### **Essential Information**

MLS® #

E4442872



|                |                        |
|----------------|------------------------|
| Price          | \$829,999              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,643                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2420 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2M7        |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Car Wash, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 30         |

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Listing information last updated on June 20th, 2025 at 1:47pm MDT