

## **\$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
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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	9
Zoning	Zone 30

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Listing information last updated on June 27th, 2025 at 7:32am MDT