

## \$749,999 - 2034 13a Avenue, Edmonton

MLS® #E4444343

**\$749,999**

6 Bedroom, 4.00 Bathroom, 2,035 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

SIDE ENTRANCE TO LEGAL FINISHED TWO BEDROOM BASEMENT. THIS PROPERTY IS LOCATED IN THE DESIRABLE COMMUNITY OF LAUREL. THIS PROPERTY OFFERS 6 BEDROOMS & 4 BATHROOMS. THIS HOUSE IS LOCATED ON A PIE SHAPED REGULAR LOT IN THE CUL-DE-SAC. MAIN FLOOR OFFERS ONE BEDROOM AND FULL BATHROOM. UPPER LEVEL HAS 3 BEDROOMS AND 2 BATHROOMS AND A BONUS AREA. MAIN FLOOR OFFERS SPACIOUS LIVING AREA WITH OPEN TO BELOW. UPGRADED KITCHEN COMES WITH STAINLESS STEEL APPLIANCES AND QUARTZ COUNTERTOPS. THIS PROPERTY IS FULLY LANDSCAPED AND COMES WITH WITH NEWLY BUILT DECK. THIS PROPERTY COMES WITH CENTRAL A/C AND IS LOCATED AT WALKING DISTANCE TO PARK AND SCHOOL. MUST SEE....

Built in 2023

### Essential Information

MLS® #	E4444343
Price	\$749,999
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	2,035
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2034 13a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2R8

### Amenities

Amenities	On Street Parking, Air Conditioner, Car Wash, Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### Additional Information

Date Listed June 26th, 2025

Days on Market 7

Zoning Zone 30



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 2nd, 2025 at 10:18pm MDT