

## \$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 45

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 August 10th, 2025 at 8:17pm MDT