

\$569,900 - 3007 13 Avenue, Edmonton

MLS® #E4431039

\$569,900

3 Bedroom, 2.50 Bathroom, 1,972 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

WOW! This well kept stunning home built by award-winning builder Sterling Homes is nestled in the heart of Laurel, a great family neighborhood. This NEWLY PAINTED house features 3 bedrooms, 2.5 baths, and family room. Kitchen comes with SS appliances, backsplash tiles, QUARTZ countertops, lots of cabinetry space and pantry. Adjoining is the dining area. Living room is quite spacious and overlooks huge backyard. Main floor has vinyl flooring throughout and gets completed with a 2 pc bath. Upstairs you will find master bedroom with 4 pc ensuite and Walk-in closet. There are also 2 more decently sized bedrooms, another 4 pc bath and laundry on the main floor. Basement is unfinished and awaits your final touch! Double garage attached and good size backyard to enjoy all season long! With walking trails, parks, and school few steps away, this home offers convenience and perfection. Move-in ready, so it's perfect if that's a priority! Come and check it out!

Built in 2016

Essential Information

| | |
|----------|-----------|
| MLS® # | E4431039 |
| Price | \$569,900 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,972 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3007 13 Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0Z3 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., No Smoking Home, HRV System |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation |
| Roof | Asphalt Shingles |

Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 16th, 2025
Days on Market 108
Zoning Zone 30

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