

## \$734,999 - 2034 13a Avenue, Edmonton

MLS® #E4455934

**\$734,999**

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® #     | E4455934  |
| Price      | \$734,999 |
| 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 |
| 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                      September 4th, 2025

Days on Market                5

Zoning                              Zone 30



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Listing information last updated on September 8th, 2025 at 10:47pm MDT