

# \$669,000 - 2043 13 Avenue, Edmonton

MLS® #E4418242

**\$669,000**

6 Bedroom, 4.00 Bathroom, 1,760 sqft  
Single Family on 0.00 Acres

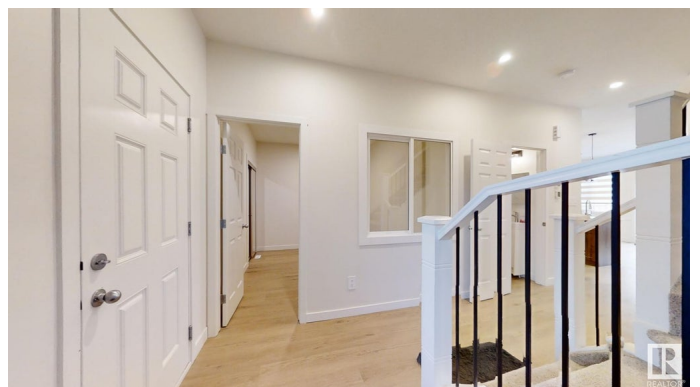
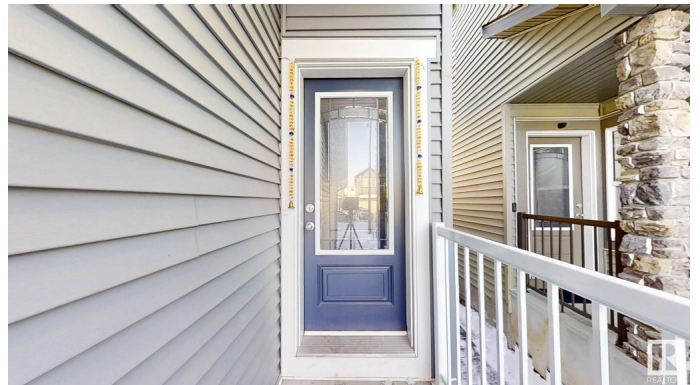
Laurel, Edmonton, AB

Welcome to this Lovely Cozy home located in the heart of Most desired community Laurel and just few steps to the School ,walking trails and parks. As you enter the home you are greeted by luxury vinyl plank flooring ,Main Floor features Bedroom and Full Bath . Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an under-mount sink. Upstairs is the master's retreat with a large walk in closet and a 5-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room + Laundry area. This home comes with SEPARATE ENTRANCE to the fully Finished Basement with In Law suite having Two Bedrooms ,Full Washroom and Second Kitchen.Very convenient action with easy access to Anthony Henday rec Centre ,Schools,Shopping Centres,House was Completed in 2024 Seller took possession in 2024

Built in 2023

## Essential Information

MLS® #	E4418242
Price	\$669,000
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	1,760
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2043 13 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2R8

### **Amenities**

Amenities	Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 15th, 2025

Days on Market 80

Zoning Zone 30

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Listing information last updated on April 5th, 2025 at 9:02am MDT