

## \$829,900 - 2020 13 Avenue, Edmonton

MLS® #E4431810

**\$829,900**

5 Bedroom, 4.00 Bathroom, 2,645 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

All the comforts your better half was waiting for. CORNER, TRIPLE CAR ATTACHED GARAGE, SPICE KITCHEN, SEPARATE ENTRANCE TO BASEMENT, HIGH CEILING, Royal welcoming entry, ceramic tile main floor, 2 tone Glossy kitchen with granite countertops, modern lighting, Glass railing, Fire place, Vinyl plank on stairs, feature walls, dual sinks, coffered ceiling are a few of the features out of many. Open to above living room, family room, Full bath + Bedroom, Spice kitchen, pantry and main kitchen with tons of cabinet space with huge buffet style island. Upstairs master suite with his and her closets and 5 piece ensuite. 2 good size bedrooms on the back with Jack and Jill bath, spacious loft another full bath and 4th bedroom completes the floor. Total 5 bedrooms & 4 Bathroom house with Top of the line finishing is artistically landscaped and fenced. No Parking hassle in any way. Conveniently located near a K-9 brand new high school, shopping centers, grocery stores, Anthony Henday & other amenities.

Built in 2022

### Essential Information

MLS® # E4431810

Price \$829,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,645                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2020 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2M7        |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Triple Garage Attached    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Stone, Vinyl             |
| Exterior Features | Corner Lot, Fenced, Landscaped |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Stone, Vinyl             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 19th, 2025  
Days on Market                112  
Zoning                              Zone 30



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