

## \$899,900 - 2020 13 Avenue, Edmonton

MLS® #E4422946

### \$899,900

4 Bedroom, 4.00 Bathroom, 2,645 sqft  
Single Family on 0.00 Acres

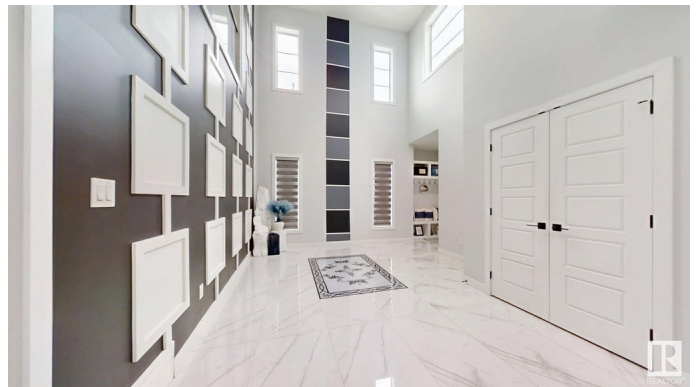
Laurel, Edmonton, AB

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, Vinyl plank on stairs, feature walls, dual sinks, coffered ceiling are a few of the features out of many. On main floor you will find 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® # | E4422946  |
| Price  | \$899,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| 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, Ceiling 9 ft. |
| Parking Spaces | 6  |
| Parking        | Triple Garage Attached                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, 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, Picnic Area, Public Swimming Pool, Public Transportation |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 16                  |
| Zoning         | Zone 30             |

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Listing information last updated on March 14th, 2025 at 9:47am MDT