

## \$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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