

\$719,000 - 3244 13 Ave Avenue, Edmonton

MLS® #E4441879

\$719,000

4 Bedroom, 3.00 Bathroom, 2,603 sqft

Single Family on 0.00 Acres

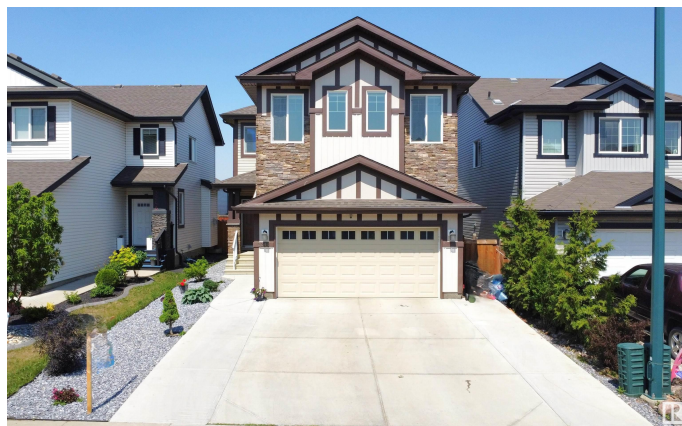
Laurel, Edmonton, AB

Welcome to this beautiful 2018 home built by Sterling Homes with premium Upgrades! This well-maintained home offers versatile living with 4 bedrooms upstairs, including a luxurious primary ensuite. On the main floor, there's a bedroom-sized office and a full bathroom, perfect for guests or working from home. The exterior boasts a stylish mix of stone and vinyl, plus an extended driveway. Enjoy a huge, fully landscaped backyard with a professionally laid concrete pad and natural gas connection—ideal for summer BBQ's. Additional features include a side entrance, workshop room, heated garage with side door, and thoughtful upgrades throughout. Don't miss out on this exceptional home that blends style, space, and functionality!

Built in 2018

Essential Information

MLS® #	E4441879
Price	\$719,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,603
Acres	0.00
Year Built	2018



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3244 13 Ave Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z4

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed June 12th, 2025

Days on Market 16

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 28th, 2025 at 4:32am MDT