

## \$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 | 121              |
| 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 August 15th, 2025 at 7:47pm MDT