# \$627,497 - 1415 13 Avenue, Edmonton

MLS® #E4432491

## \$627.497

3 Bedroom, 3.00 Bathroom, 2,153 sqft Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to the "Columbia― built by the award winning Pacesetter homes and is located on a quiet street in the heart Laurel Crossing. This unique property in Laurel offers nearly 2155 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed and also has a 3 piece bathroom. This home also has an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'II find 3 large bedrooms and a good sized bonus room. This home has a side separate entrance perfect for a future legal suite or nanny suite. \*\*\* Under construction and the photos used are from the same model but colors may vary to be complete in April 2025\*\*\*

Built in 2024

### **Essential Information**

MLS® # E4432491 Price \$627,497

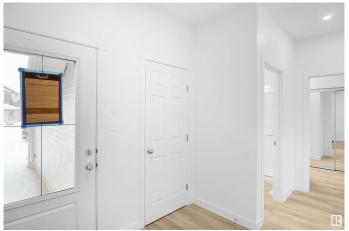
Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,153







Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1415 13 Avenue

Area Edmonton

Subdivision Aster

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2S7

## **Amenities**

Amenities Lake Privileges, See Remarks

Parking Double Garage Attached

Is Waterfront Yes

### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2 Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Lake, Golf Nearby, Park/Reserve, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby, View Lake, See Remarks

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

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 9

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 May 3rd, 2025 at 8:02pm MDT