

## \$1,149,000 - 2018 13a Avenue, Edmonton

MLS® #E4450121

**\$1,149,000**

8 Bedroom, 6.00 Bathroom, 3,176 sqft

Single Family on 0.00 Acres

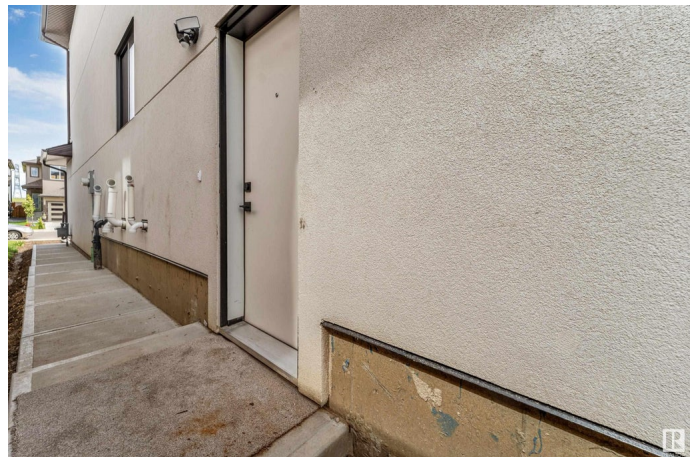
Laurel, Edmonton, AB

**\*\*LAUREL\*\*SOUTH EDMONTON\*\*2  
FINISHED BASEMENTS\*\* ONE BEDROOM  
WITH KITCHEN & WASHROOM\*\* TWO  
BEDROOM WITH KITCHEN & WASHROOM  
& LAUNDRY\*\* MAIN FLOOR HAS TWO  
LIVING ROOMS WITH SPICE KITCHEN,  
ONE MAIN FLOOR BEDROOM AND FULL  
WASHROOM, UPPER FLOOR OFFER TWO  
BEDROOMS CONNECTED WITH JACK AND  
JILL WASHROOMS & OTHER TWO ROOMS  
ENSUITE WITH 5 PIECE WASHROOMS  
EACH. THIS FULL CUSTOMIZED HOUSE IS  
LOCATED NEAR SCHOOLS, PARKS ,  
SHOOPING PLAZA , REC CENTER AND ALL  
AMENTIES. FULLY CUSTOM FINISHES  
WITH FEATURE WALLS , FIREPLACE IN  
FAMILY AREA, GAS LINE FOR SPICE  
KICTHEN FOR HEAVY COOKING & MANY  
MORE.**

Built in 2025

### Essential Information

MLS® #	E4450121
Price	\$1,149,000
Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	3,176
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2018 13a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0H3

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 28th, 2025

Days on Market 2

Zoning Zone 30

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Listing information last updated on July 30th, 2025 at 1:02pm MDT