

Courtesy Of Christina A Reid Of Century 21 Leading

\$709,900 - 2030 13a Avenue, Edmonton

MLS® #E4414957

\$709,900

4 Bedroom, 3.00 Bathroom, 2,214 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Experience innovation at its finest with this home currently under construction. Our state-of-the-art, climate-controlled Acqbuilt home construction ensures precision and quality in every detail. Using cutting-edge robotics, we build your home with millimetre precision, resulting in an airtight, energy-efficient oasis. Say goodbye to drafts and uneven temperatures with our Hi-Velocity Heating System, providing superior comfort and breathe easy with our 3-stage indoor air purification system. Live efficiently with our on-demand hot water system, triple pane windows, and ENERGY STAR® appliances. Upgrade to a Landmark Home and elevate your living. Open to below, SIDE ENTRANCE and 3 windows in basement for future basement suite, SPICE KITCHEN, over-sized garage, plus bedroom and full bath on the main floor. Located on large pie shape lot, this lot is NOT a zero lot.

Built in 2024

Essential Information

| | |
|------------|-----------|
| MLS® # | E4414957 |
| Price | \$709,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 2,214 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2030 13a Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2R8 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Prefab, Vinyl |
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Prefab, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary SVEND HANSEN K-9
Middle Holy Family K-9
High ELDER DR. FRANCIS WHISKEYJ

Additional Information

Date Listed November 29th, 2024
Days on Market 246
Zoning Zone 30

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