

## \$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 6

Zoning Zone 30

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Listing information last updated on August 2nd, 2025 at 10:17pm MDT