

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 for future basement suite, SPICE KITCHEN, over-sized garage, plus bedroom and full bath on the main floor. Located on a standard 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**

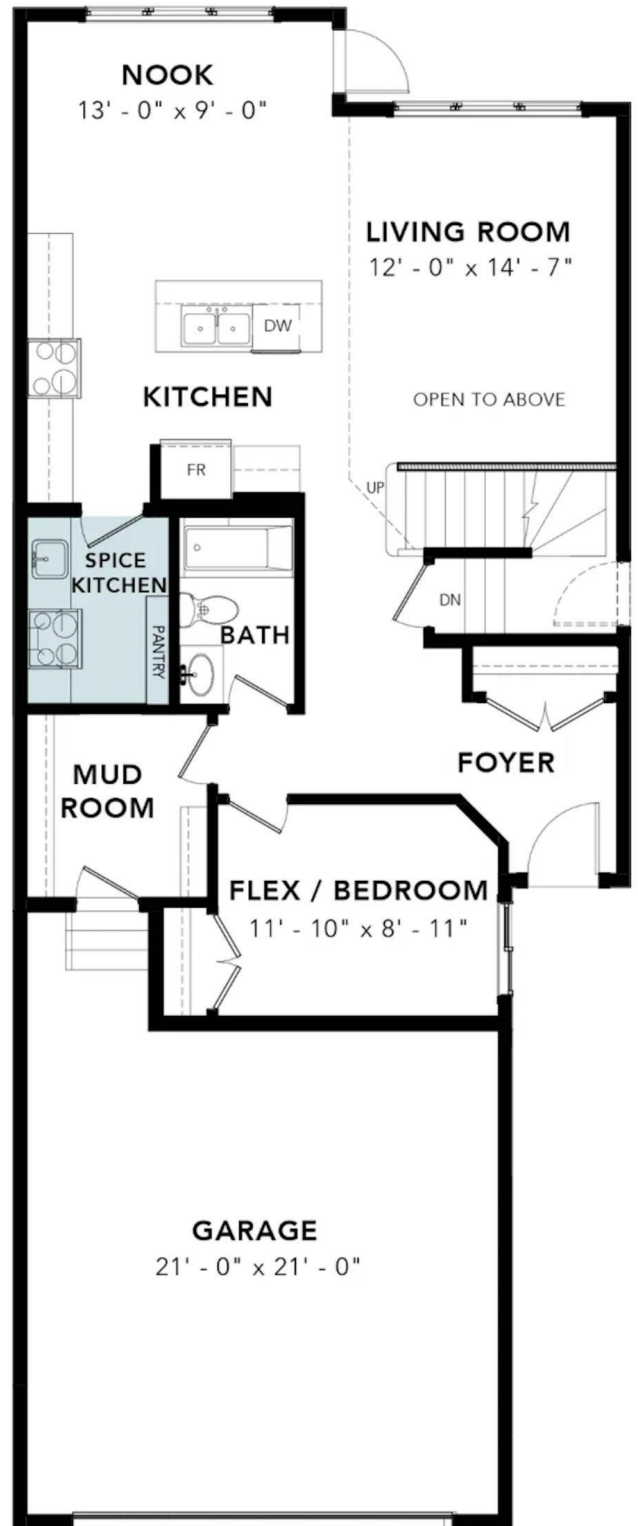
Amenities Carbon Monoxide Detectors, Tankless, Smart/Program. Tr  
 Parking Double Garage Attached, Ov

**Interior**

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, \n  
 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

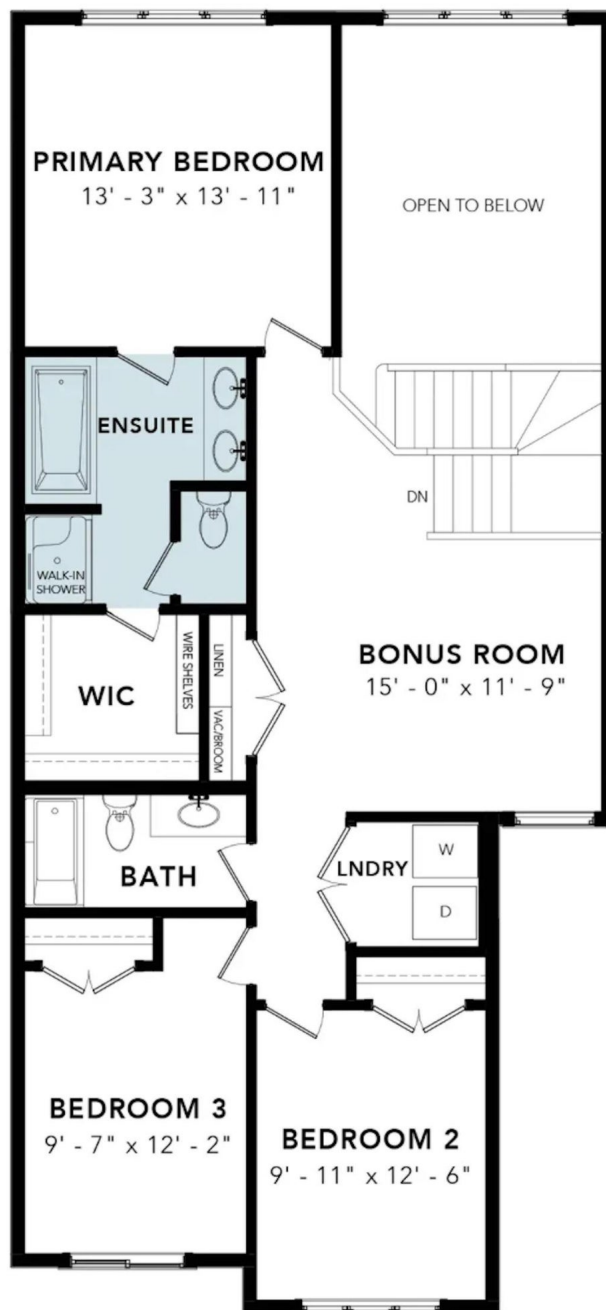


## School Information

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

## Additional Information

Date Listed November 29th, 2024  
Days on Market 128  
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 April 6th, 2025 at 3:17am MDT