

# \$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, 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 | 144                 |
| Zoning         | Zone 30             |

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Listing information last updated on April 22nd, 2025 at 11:02am MDT