

# \$627,497 - 1415 13 Avenue, Edmonton

MLS® #E4432491

**\$627,497**

3 Bedroom, 3.00 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart Laurel Crossing. This unique property in Laurel offers nearly 2155 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed and also has a 3 piece bathroom. This home also has an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 3 large bedrooms and a good sized bonus room. This home has a side separate entrance perfect for a future legal suite or nanny suite. \*\*\* Under construction and the photos used are from the same model but colors may vary to be complete in April 2025\*\*\*

Built in 2024

## Essential Information

MLS® #	E4432491
Price	\$627,497
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,153



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1415 13 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2S7

### Amenities

Amenities	Lake Privileges, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 24th, 2025

Days on Market 7

Zoning Zone 30

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Listing information last updated on May 1st, 2025 at 12:47am MDT