

## \$849,900 - 2404 13 Avenue, Edmonton

MLS® #E4459477

**\$849,900**

7 Bedroom, 6.00 Bathroom, 2,556 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*TWO BASEMENT with 2 BEDS & 1 BED READY \*\*MASSIVE BACKYARD WITH ALLEY\*\* WASHROOM ATTACHED WITH ALL BEDROOMS\*\***The main floor features a welcoming foyer that flows into spacious living areas, including two separate living rooms, a dining room, and a kitchen with an adjoining pantry. This level also has a bedroom and a full bathroom, making it versatile for guests. Upstairs, the first floor is centered around a family room that connects to three bedrooms. The primary suite is generously sized, complete with a walk-in closet and a five-piece ensuite bathroom. Another bedroom includes its own ensuite, while the remaining bedroom has access to a full bath. A laundry room is also located on this floor, adding everyday convenience. The design incorporates open-to-below space, enhancing the sense of light and openness.

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459477  |
| Price          | \$849,900 |
| Bedrooms       | 7         |
| Bathrooms      | 6.00      |
| Full Baths     | 6         |
| Square Footage | 2,556     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2404 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V1        |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, HRV System |
| Parking   | Double Garage Attached                                                |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                            |
| Stories           | 3                                                                                          |
| Has Suite         | Yes                                                                                        |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stone, Vinyl                                     |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

Date Listed September 25th, 2025

Days on Market 38

Zoning Zone 30

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Listing information last updated on November 2nd, 2025 at 7:17am MST