

\$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 5

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 August 2nd, 2025 at 6:02am MDT