

# \$719,000 - 3244 13 Ave Avenue, Edmonton

MLS® #E4441879

**\$719,000**

4 Bedroom, 3.00 Bathroom, 2,603 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful 2018 home built by Sterling Homes with premium Upgrades! This well-maintained home offers versatile living with 4 bedrooms upstairs, including a luxurious primary ensuite. On the main floor, thereâ€™s a bedroom-sized office and a full bathroom, perfect for guests or working from home. The exterior boasts a stylish mix of stone and vinyl, plus an extended driveway. Enjoy a huge, fully landscaped backyard with a professionally laid concrete pad and natural gas connectionâ€”ideal for summer BBQ's. Additional features include a side entrance, worship room ,heated garage with side door, and thoughtful upgrades throughout. Donâ€™t miss out on this exceptional home that blends style, space, and functionality!

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441879  |
| Price          | \$719,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,603     |
| Acres          | 0.00      |
| Year Built     | 2018      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3244 13 Ave Avenue |
| Area        | Edmonton           |
| Subdivision | Laurel             |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0Z4            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed June 12th, 2025

Days on Market 67

Zoning Zone 30

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Listing information last updated on August 18th, 2025 at 3:17am MDT