

Courtesy Of Christina A Reid Of Century 21 Leading

# \$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 and 3 windows in basement for future basement suite, SPICE KITCHEN, over-sized garage, plus bedroom and full bath on the main floor. Located on large 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        246  
Zoning                    Zone 30

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