\$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'II 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

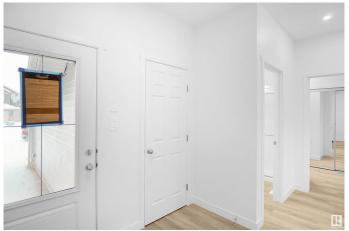
Bedrooms 3

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 3

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 April 27th, 2025 at 12:32am MDT