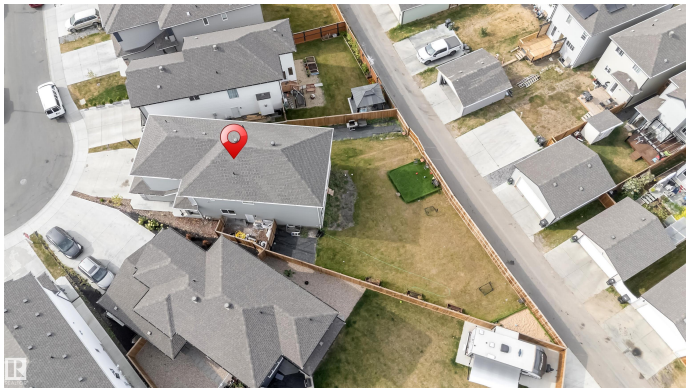
Courtesy Of Yad Dhillon Of Nationwide Realty Corp

$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	19
Zoning	Zone 30

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Listing information last updated on October 14th, 2025 at 6:02pm MDT