

# \$750,000 - 3324 13 Ave Nw, Edmonton

MLS® #canada\_751

## \$750,000

7 Bedroom, 4.00 Bathroom, 2,558 sqft

Single Family on 0.11 acres Acres

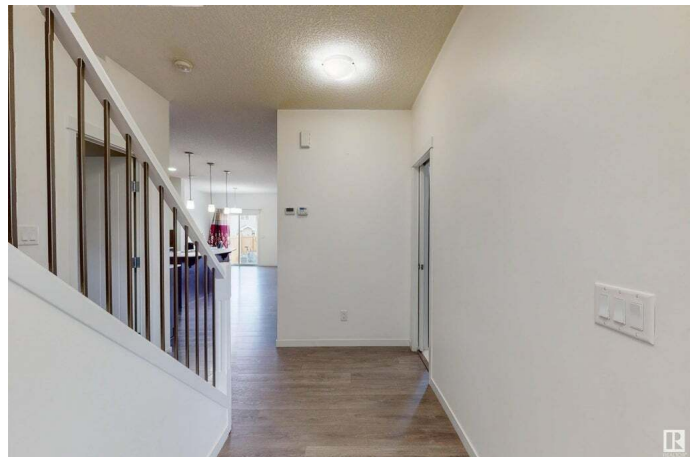
Laurel, Edmonton, Alberta

Welcome to this Beautiful family home in desirable Laurel location with LEGAL BASEMENT SUITE built by STERLING HOMES. This home is fully finished offering 7 bedrooms & 4 Full Washrooms with huge mudroom & huge master bedroom with double door entrance and large walk-in closet & huge size bonus room. Main floor offers large entry way with 9 ft ceiling. The house has a beautiful kitchen with pantry, large island, quartz countertops & Stainless Steel appliances. The main floor also has an electric fireplace, large windows throughout, and a 3 pc bath attached to a 5th bedroom on the main floor. The basement is fully finished with family room, 2 bedrooms with a beautiful spacious kitchen and a 3 pc bathroom & has 9 ft ceiling & has separate entrance. It has large hot water tank, HRV system & 2 furnaces. Basement is currently rented. This house has concrete deck & has landscaped with stones & gravel. This house has Double attached garage with plenty of storage. Very close to Rec centre, schools & parks.

Built in 2018

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | canada_751 |
| Price     | \$750,000  |
| Bedrooms  | 7          |
| Bathrooms | 4.00       |



|                |               |
|----------------|---------------|
| Square Footage | 2,558         |
| Acres          | 0.11 acres    |
| Year Built     | 2018          |
| Type           | Single Family |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3324 13 Ave Nw |
| Subdivision | Laurel         |
| City        | Edmonton       |
| Province    | Alberta        |
| Zip Code    | T6T 0Z4        |

### Amenities

|              |                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Features     | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Laundry-In-Suite, No Smoking Home, See Remarks, HRV System, No Animal Home |
| # of Garages | 2                                                                                                                                 |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 11th, 2023 |
|-------------|----------------|