

\$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™ll 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 13

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 May 6th, 2025 at 11:02pm MDT