

\$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 53

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 June 16th, 2025 at 12:02pm MDT