

## \$539,000 - 13006 141b Avenue, Edmonton

MLS® #E4445233

**\$539,000**

4 Bedroom, 3.00 Bathroom, 1,732 sqft

Single Family on 0.00 Acres

Hudson, Edmonton, AB

Move in before the new school year! This gem in desirable Hudson offers over 2800 square feet of living space, central air-conditioning, a grand vaulted great room, cozy fireplace, large windows allowing tons of natural light, HUGE Kitchen (stainless appliances/island with breakfast bar/corner pantry) and IN-FOOR Heating System in the basement! Retreat to your King-Sized Primary with His & Hers Closets and a Luxurious Ensuite, all perched atop an oversized attached garage. The main boasts 2 additional bedrooms, 4pc bath, and a handy main floor laundry while the FULLY Finished Basement impresses with IN-FLOOR Heating, 2nd Living Room, Recreation Room, 4th Bedroom, and a 3pc bath! Indulge on your covered deck overlooking Hudson Lake and your manicured backyard featuring Perennials/Shrubs/Trees, and interlocking pathway around your cozy fire pit! Recent upgrades include New Shingles, HWT x 2, Carpet, Dishwasher, Paint, and Light Fixtures. Close to ALL Major amenities...Turn-key ready, call it home today!

Built in 2002

### Essential Information

MLS® # E4445233

Price \$539,000



Floor Plans By The Listing Lab Inc. Are Illustrative Only, Showcasing Property Layout And Design. Measurements Are Approximate, Non-mss Compliant, And Not Insured For Official Use.



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,732
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	13006 141b Avenue
Area	Edmonton
Subdivision	Hudson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 1P4

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Fire Pit, Gazebo, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	220 Volt Wiring, Double Garage Attached, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Oak Surround, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	4
Zoning	Zone 27

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 July 6th, 2025 at 5:17pm MDT