

**3320 13 Av Nw**  
Edmonton, AV



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**\$595,000**

**3 Bedrooms | 3 Bathrooms | 2,224 Sqft**

Beautiful 2225 Sqft home in Laurel! This 2 story home is owner's pride. This home built by Pacesetter Homes with stunning finishes and lots of windows through out. This home has 5 bedrooms and 3.5 baths. Upon entrance the home boasts a formal living room with pillars. Enjoy a gourmet kitchen with maple cabinetry and white granite tops, ceramic tile and hardwood flooring. Adjacent to this amazing kitchen is a dining nook with a cozy family room. Double Car garage with epoxy floor leading to mudroom, main floor laundry and a half bath. Upstairs leads into the large bonus room. Also, the master bedroom with huge wardrobe and a 5 piece en-suite with double sinks and extra cabinets. Two other good size bedrooms completes the upper floor. Separate Entrance to the Basement w/ a concrete sidewalk. The basement is fully finished with 2 bedrooms, full bathroom, a large Rec. room and a full bathroom. Large landscaped yard , fenced and comes with a shed. Concrete deck w/ Gazebo completes this home!



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