

Courtesy Of Bob Boychuk Of Royal LePage Noralta Real Estate

## \$569,000 - 13006 141b Avenue, Edmonton

MLS® #E4424926

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,732 sqft

Single Family on 0.00 Acres

Hudson, Edmonton, AB

Luxury meets convenience in this custom built home located in a quiet cul-de-sac in desirable Hudson! With over 2800 square feet of living space, this lofted air-conditioned bi-level offers a grand vaulted great room, cozy fireplace, and large windows that allow an abundance of natural light! The kitchen boasts stainless appliances, ample cabinetry, and an island with breakfast bar. Retreat to your king-sized master suite with his/hers closets and a luxurious ensuite, all perched atop an oversized attached garage. The main boasts two additional bedrooms, 4pc bath, and handy main floor laundry while the fully finished basement impresses with In-Floor heating, a second living room, recreation room, bedroom, and 3pc bath. Enjoy 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!!

Built in 2002

### Essential Information

MLS® # E4424926

Price \$569,000

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
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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	March 10th, 2025
Days on Market	49
Zoning	Zone 27

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Listing information last updated on April 28th, 2025 at 12:32am MDT