

Courtesy Of Bob Boychuk Of Royal LePage Noralta Real Estate

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

MLS® #E4449876

**\$539,000**

4 Bedroom, 3.00 Bathroom, 1,732 sqft

Single Family on 0.00 Acres

Hudson, Edmonton, AB

QUICK POSSESSION possible and 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...

Built in 2002

### Essential Information

MLS® # E4449876

Price \$539,000



Floor Plans By The Listing Lab Inc. Are Illustrative Only, Showcasing Property Layout And Design. Measurements Are Approximate, Non-rms 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, 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 26th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 27         |

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Listing information last updated on August 6th, 2025 at 10:32pm MDT