# \$675,000 - 1315 13 Avenue, Edmonton

MLS® #E4429910

# \$675,000

4 Bedroom, 3.00 Bathroom, 2,156 sqft Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to this brand-new, never-lived-in 2,156 sqft two-storey home in the desirable Aster community! The main floor features a stunning open-to-above great room, a cozy breakfast nook, and a modern gourmet chef's kitchen. You'll also find a versatile bedroom/den/office with a full bathroom, ideal for guests or multi-generational living. Upstairs offers a spacious bonus room, a large owner's suite with a 5-piece ensuite and walk-in closet, plus two additional bedrooms, a full 4-piece bathroom, and a convenient laundry room. The basement, with a separate entrance and bathroom rough-in, is ready for your personal touches. The double attached garage and proximity to parks and premium amenities make this home an ideal choice. Don't miss this incredible opportunity!



### **Essential Information**

MLS® # E4429910

Price \$675,000

Bedrooms 4

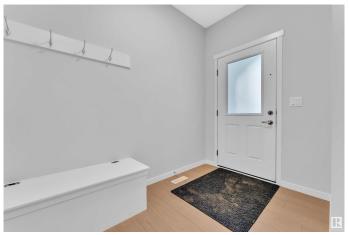
Bathrooms 3.00

Full Baths 3

Square Footage 2,156

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1315 13 Avenue

Area Edmonton

Subdivision Aster

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2S7

#### **Amenities**

Amenities See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Public Swimming Pool, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 21

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 April 30th, 2025 at 7:02pm MDT