

# \$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!

Built in 2025

## 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 | 12              |
| Zoning         | Zone 30         |

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