

# \$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	70
Zoning	Zone 30

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