

# \$569,900 - 1216 13 Ave, Edmonton

MLS® #E4446115

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,556 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome this Impeccable single-family newbuilt home nestled into the vibrant community ASTER. This stunning two Storey home offers spacious living, dining and open concept kitchen at main floor. The upper floor offers a spacious master bedroom with 3 pc attached bath, two additional bedrooms, gorgeous bonus room, common bath and laundry room. The unfinished basement has separate entrance, two windows and 9 ft ceiling having scope for future second suite. house is close to all amenities. Must see!! your dream home awaits!!

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446115               |
| Price          | \$569,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,556                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |             |
|-------------|-------------|
| Address     | 1216 13 Ave |
| Area        | Edmonton    |
| Subdivision | Aster       |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6T 2W2     |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Unfinished                                                                |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 31             |
| Zoning         | Zone 30        |

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Listing information last updated on August 5th, 2025 at 5:17am MDT