

# \$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
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### 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	1
Zoning	Zone 30

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Listing information last updated on July 6th, 2025 at 9:17am MDT