

# \$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          2  
Zoning                      Zone 30

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