

\$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	68
Zoning	Zone 30

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