

## \$689,250 - 1319 13 Avenue, Edmonton

MLS® #E4443630

**\$689,250**

4 Bedroom, 3.00 Bathroom, 2,477 sqft

Single Family on 0.00 Acres

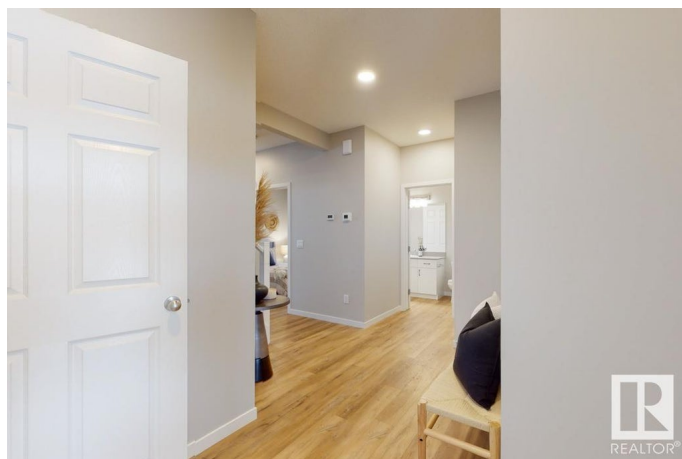
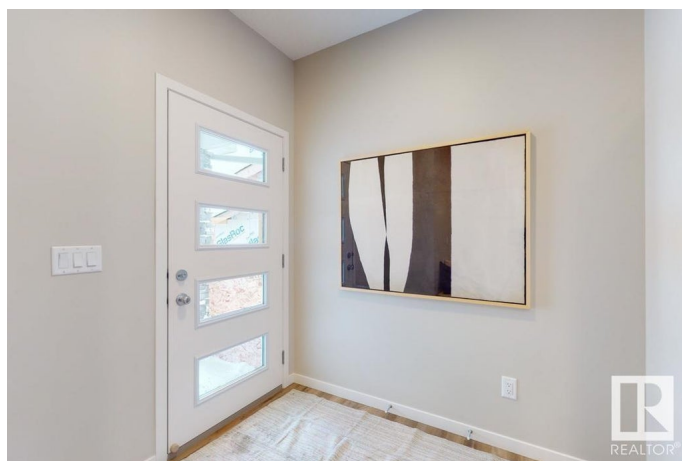
Aster, Edmonton, AB

The Accolade model blends durable construction with elegant design for modern family living. Features include a double attached garage, 9' ceilings on the main and basement levels, and luxury vinyl plank flooring throughout the main floor. The foyer offers a large coat closet, and from the garage, access to a full 3-piece bath with stand-up shower. Attached is a bedroom with walk-in closet, leading to the open-concept nook, great room, and kitchen. The kitchen boasts quartz counters, an island with eating ledge, built-in microwave, Silgranit sink, chrome pull-down faucet, hood fan, tiled backsplash, soft-close cabinetry, and a functional spice kitchen. Large windows and a garden door fill the main floor with light. Upstairs, the bright primary suite includes a 5-piece ensuite with double sinks, soaker tub, walk-in shower, and walk-in closet. A bonus room, laundry, 3-piece bath, and three additional bedrooms complete the upper floor. Brushed nickel fixtures and basement rough-ins included.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4443630  |
| Price    | \$689,250 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,477                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1319 13 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2S7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | ensuite bathroom                    |
| Appliances        | Garage Control, Garage Opener, None |
| Heating           | Forced Air-1, Natural Gas           |
| Fireplace         | Yes                                 |
| Fireplaces        | Tile Surround                       |
| Stories           | 2                                   |
| Has Basement      | Yes                                 |
| Basement          | Full, Unfinished                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 78              |
| Zoning         | Zone 30         |

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Listing information last updated on September 6th, 2025 at 3:32pm MDT