

# \$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 1  
Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 6th, 2025 at 12:02pm MDT