

# \$559,900 - 1216 13 Ave, Edmonton

MLS® #E4461819

## \$559,900

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® #         | E4461819               |
| Price          | \$559,900              |
| 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, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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    | October 11th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 14th, 2025 at 6:32pm MDT