\$689,250 - 1319 13 Avenue, Edmonton

MLS® #E4443630

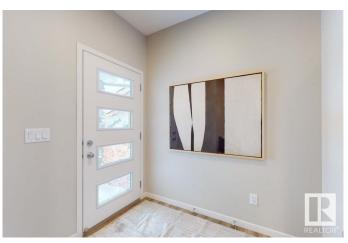
\$689,250

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 |
| Туре | 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 |

ConstructionWood, VinylFoundationConcrete Perimeter

Additional Information

Date ListedJune 20th, 2025Days on Market16ZoningZone 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 6:32pm MDT