

## \$649,500 - 1423 13 Avenue, Edmonton

MLS® #E4423925

**\$649,500**

3 Bedroom, 2.50 Bathroom, 2,172 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to this brand new, never-before-lived-in 2-storey home in the desirable community of Aster! This home offers a spacious and open-concept main floor, featuring a stunning great room perfect for relaxing or entertaining. The kitchen is a chef's dream with a large island that includes a sink, ample counter space, a separate spice kitchen to elevate your cooking experience. The main floor also features a versatile den, ideal for a home office or study space. Upstairs, you'll find a spacious bonus room, perfect for family gatherings or extra entertainment space. The luxurious master ensuite includes a soaker tub, double vanity & generous walk-in closet. In addition to the master suite, there are 2 additional well-sized bedrooms on the second floor, providing plenty of room for the whole family. Located just minutes from Anthony Henday Drive, this home offers easy access to shopping, schools, dining, and more!

Built in 2024

### Essential Information

MLS® #	E4423925
Price	\$649,500
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,172
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1423 13 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2S7

### Amenities

Amenities	See Remarks
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 March 4th, 2025

Days on Market 43

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 April 16th, 2025 at 8:32pm MDT