

\$564,900 - 1216 13 Avenue, Edmonton

MLS® #E4464478

\$564,900

3 Bedroom, 2.50 Bathroom, 1,556 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

****HIGH END ALL APPLIANCES & BLIND INCLUDED** SIDE ENTRY** ASTER**
Edmonton community, this beautifully designed home offers the perfect blend of modern living and family-friendly comfort. Boasting over 132 m² of stylish living space, it features a bright and airy main floor with a generous 20 m² living room, a functional kitchen, and a cozy dining area ideal for both entertaining and daily life. Upstairs, discover your private retreat in the spacious primary bedroom complete with a walk-in closet and ensuite, two additional well proportioned bedrooms, a second full bathroom, and a versatile loft perfect for a playroom, office, or relaxation space. Location is key, and this home delivers! Situated in a prime spot, you are just moments from top-rated schools, convenient shopping, and a vibrant playground perfect for weekend fun and creating lasting memories. This is more than just a house; it's a lifestyle opportunity waiting for you. Come see it and start your next chapter

Built in 2025

Essential Information

MLS® # E4464478

Price \$564,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	1216 13 Avenue
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-Portable, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, 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 November 2nd, 2025

Days on Market 15

Zoning Zone 30

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