Courtesy Of David C St. Jean Of Exp Realty

$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
Type	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

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 20th, 2025
Days on Market	61
Zoning	Zone 30

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