

## \$689,250 - 1319 13 Avenue, Edmonton

MLS® #E4443630

**\$689,250**

4 Bedroom, 3.00 Bathroom, 2,477 sqft

Single Family on 0.00 Acres

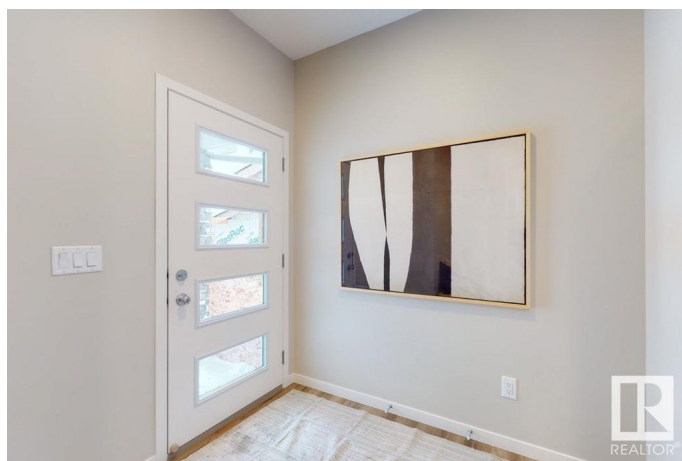
Aster, Edmonton, AB

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	49
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 August 8th, 2025 at 6:47am MDT