# \$637,497 - 1303 13 Avenue, Edmonton

MLS® #E4420666

#### \$637,497

4 Bedroom, 3.00 Bathroom, 2,190 sqft Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to the all new "Newcastle" built by the award-winning builder Pacesetter homes located in the heart of Aster and just steps to the walking trails and and natural reserves. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room ( with open to above ceilings), kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is the main floor bedroom right next to the 3 Piece bath perfect for your elder family members. Upstairs is the primary bedroom retreat with a large walk in closet and a 5-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. \*\*\* Under construction and will be complete this summer and the photos used are of the same home recently built and colors may vary\*\*\*

Built in 2024

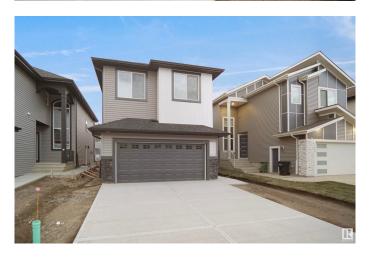
#### **Essential Information**

MLS® # E4420666 Price \$637,497

Bedrooms 4
Bathrooms 3.00







Full Baths 3

Square Footage 2,190
Acres 0.00
Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1303 13 Avenue

Area Edmonton

Subdivision Aster

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2N5

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Lake Access Property, Park/Reserve, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 84

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 May 1st, 2025 at 5:17am MDT