

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$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 83

Zoning Zone 30

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Listing information last updated on April 30th, 2025 at 4:02pm MDT