

Courtesy Of . Ravinder Singh Gill Of Exp Realty

# \$599,500 - 1403 13 Avenue, Edmonton

MLS® #E4429060

**\$599,500**

3 Bedroom, 2.50 Bathroom, 2,103 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to this stunning home in the vibrant community of Aster, featuring 9-foot ceilings on both the main floor and basement. Upon entering, you'll find a spacious living area with an open-concept kitchen and a convenient half bathroom. Upstairs, the owner's suite offers a luxurious 5-piece ensuite, along with two additional bedrooms, a laundry room, and a 4-piece bathroom. The unfinished basement, with a separate entrance, is ready for your personal touch. This home is ideally located near major amenities, including a high school, Save-On Foods, Shoppers Drug Mart, Chalo Freshco, Ganesh Sweets, a Rec Center, Tim Hortons, and more. Don't miss the chance to own this beautiful home – it's a must-see!

Built in 2024

## Essential Information

MLS® #	E4429060
Price	\$599,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,103
Acres	0.00
Year Built	2024



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1403 13 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2S7

### **Amenities**

Amenities	Carbon Monoxide Detectors, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone 30

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