

## \$734,250 - 1659 12 Street, Edmonton

MLS® #E4418728

**\$734,250**

5 Bedroom, 3.00 Bathroom, 2,540 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Accolade is a spacious 2540 sqft Evolve model with an oversized double attached garage, a separate side entrance, 9' ceilings on the main & lower floors and Luxury Vinyl Plank flooring throughout the main level. The main floor features an inviting foyer with two closets, a full 3pc bath, and a bedroom with a walk-in closet. The open-concept layout includes a nook, great room with fireplace, and a kitchen with quartz countertops, an island, Silgranit sink, black matte faucet, chimney-style hood fan, ceiling-height cabinets with crown molding, soft-close doors, and a large corner pantry. Don't forget the full spice kitchen! Upstairs, the primary suite offers a walk-in closet & 5pc ensuite with double sinks, tub, & a glass-door shower. Three additional bedrooms, a bonus room, a main 3pc bath, and a laundry area complete the upper level. The home includes upgraded railings, an appliance package, extra side windows, & basement rough-in plumbing. Large windows & a garden door provide access to the backyard.

Built in 2025

### Essential Information

MLS® # E4418728

Price \$734,250



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,540
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1659 12 Street
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2V1

### Amenities

Amenities	On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Jackson Heights School
Middle	Thelma Chalifoux School
High	Elder Dr. Francis Whiskeyj

**Additional Information**

Date Listed	January 21st, 2025
Days on Market	146
Zoning	Zone 30

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