

## \$740,250 - 1635 12 Street, Edmonton

MLS® #E4438203

**\$740,250**

4 Bedroom, 4.00 Bathroom, 2,270 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Artemis is a well-designed 4-bedroom home backing onto a future park and school, with 200AMP service and a separate side entry. It features a double extended garage with floor drain, hot/cold taps, 9' ceilings, LVP flooring, and recessed lighting throughout the main floor. The main level offers a spacious foyer, sitting room, bedroom, full 3-piece bath, and a mudroom that connects the garage to the kitchen via a spice kitchen. The open-concept kitchen, nook, and great room (with a 17' ceiling and fireplace) are ideal for family living. The kitchen includes quartz countertops, a large island, Silgranit sink, tiled backsplash, chimney hood fan, and full-height Thermofoil cabinets with soft-close doors. Upstairs features two primary suites—each with walk-in showers, double sinks, and walk-in closets—plus a bonus room, laundry area, third full bath, and another bedroom with walk-in closet. Extras include an appliance package, upgraded railings and lighting, rough-in plumbing, and additional side windows.

Built in 2025

### Essential Information

MLS® # E4438203

Price \$740,250



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,270
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1635 12 Street
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2V1

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection
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
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, No Back Lane, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	74
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 5th, 2025 at 11:32am MDT