

## \$522,250 - 1011 Aster Boulevard, Edmonton

MLS® #E4460452

**\$522,250**

4 Bedroom, 3.00 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Sapphire, a jewel of a home at 1615 sq ft, emphasizes smart design and functional living for the modern family. With 9' ceilings on the main floor, durable LVP flooring sets a stylish foundation. The kitchen offers a flush island eating ledge with Silgranit undermount sink, Quartz counters, OTR microwave, tiled backsplash, upgraded "Winston" cabinet profile, and a large corner pantry. A main floor bedroom sits beside a 3-piece bath with walk-in shower. Pendant lighting and large windows in the living room and nook create a warm, bright space, with easy access to the yard through a central garden door. Upstairs includes a relaxing bonus room, primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a 3-piece bath, and laundry closet for stackable washer/dryer. Black plumbing and lighting fixtures, separate side entry, 9' ceilings on both main and basement levels, and basement rough-in are included. The Sapphire blends practicality with elegance throughout.

Built in 2025

### Essential Information

MLS® # E4460452

Price \$522,250

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,619
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1011 Aster Boulevard
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2W8

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Pollard Meadows School  
Middle                              T.D. Baker School  
High                                Francis Whiskeyjack School

**Additional Information**

Date Listed                      October 2nd, 2025  
Zoning                              Zone 30

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