# \$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

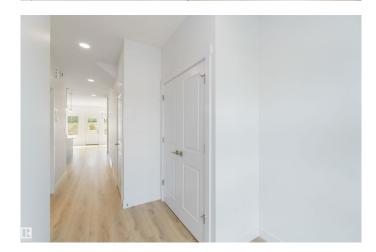
# **Essential Information**

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 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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Listing information last updated on October 2nd, 2025 at 6:17pm MDT