

## \$449,900 - 1183 Aster Boulevard, Edmonton

MLS® #E4461891

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

**\*\*ASTER\*\*SOUTH EDMONTON\*\*FINISHED BASEMENT\*\*SECOND KITCHEN\*\***Step into this beautifully designed modern home that perfectly combines comfort, functionality, and elegance. The open-concept main level welcomes you with a bright and spacious living area, ideal for both entertaining and relaxing. The kitchen features contemporary finishes, a large workspace, and seamless flow into the dining and living areas—creating the perfect atmosphere for gatherings and daily living. Upstairs, the primary suite offers a peaceful retreat with a private ensuite and a generous walk-in closet. Additional bedrooms provide flexibility for family, guests, or a personal home office. Every corner is thoughtfully designed to offer both convenience and style. The lower level adds even more versatility, featuring an additional kitchen, a recreation area, and a private bedroom with its own ensuite—perfect for extended family, guests. this home offers easy access to parks, trails, schools, and everyday amenities.

Built in 2023

### Essential Information

MLS® # E4461891

Price \$449,900

Bedrooms 4



|                |                      |
|----------------|----------------------|
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,292                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1183 Aster Boulevard |
| Area        | Edmonton             |
| Subdivision | Aster                |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6T 2N8              |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Parking Pad Cement/Paved                   |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 14th, 2025 at 9:47pm MDT