

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

MLS® #E4460452

**\$522,250**

4 Bedroom, 3.00 Bathroom, 1,636 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 | 1,636                  |
| 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  
Days on Market                12  
Zoning                              Zone 30

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