

# \$404,999 - 1218 Aster Boulevard, Edmonton

MLS® #E4426389

**\$404,999**

3 Bedroom, 2.50 Bathroom, 1,212 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

**NO CONDO FEES!** This stunning property offers almost 1220 square feet of modern living space in the highly sought-after Aster community, directly across from the vibrant Aster Plaza. Enjoy the convenience of a double-attached garage and 2 additional parking spaces in the driveway—perfect for families or guests. Step inside to find a beautifully upgraded main floor featuring luxury vinyl plank flooring that flows seamlessly through the great room, kitchen, and half bath. The kitchen is a true highlight with premium cabinetry, elegant countertops, and a stylish tile backsplash, making it a perfect space for both cooking and entertaining. Upstairs, you’ll find 3 spacious bedrooms and 2 full bathrooms, providing plenty of room and privacy for a growing family, roommates, or guests. This home is perfect for first-time buyers or investors seeking a modern, maintenance-free lifestyle in a prime location. Don’t miss out—this one is a must-see!



Built in 2021

## Essential Information

MLS® #	E4426389
Price	\$404,999
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,212
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	3 Storey
Status	Active

### **Community Information**

Address	1218 Aster Boulevard
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2N8

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Parking-Extra
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	16
Zoning	Zone 30

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