

## \$576,250 - 1035 Aster Boulevard, Edmonton

MLS® #E4456412

**\$576,250**

6 Bedroom, 4.00 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Introducing the Sapphire, a 1619sqft jewel of a home designed for modern family living. The main floor welcomes you with 9' ceilings, durable LVP flooring, and a thoughtfully designed kitchen featuring a flush island with eating ledge, undermount sink, quartz countertops, full-height tile backsplash, Thermofoil cabinets with soft-close doors, corner pantry, and over-the-range microwave. A bedroom and full 3-piece bath with walk-in shower complete the main floor, illuminated by pendant and recessed lighting, plus natural light from large windows and a rear garden door. Upstairs offers a bonus room, primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a full bath, and a laundry closet for a stackable washer & dryer. The Sapphire also includes a 530 sq. ft. finished legal suite with open kitchen and family room, two bedrooms, and a 3-piece bath. Upgraded brushed nickel lighting, 9' basement ceilings, rough-in plumbing, and a separate side entrance add value and versatility.

Built in 2025

### Essential Information

MLS® # E4456412

Price \$576,250



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| 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     | 1035 Aster Boulevard |
| Area        | Edmonton             |
| Subdivision | Aster                |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6T 1J1              |

### Amenities

|           |                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Party Room, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access                                                                                            |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Suite         | Yes                       |
| 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 |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 40                  |
| Zoning         | Zone 30             |

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