

\$602,250 - 1035 Aster Boulevard, Edmonton

MLS® #E4456412

\$602,250

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 \$602,250



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	12
Zoning	Zone 30

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