# \$684,250 - 1603 12 Street, Edmonton

MLS® #E4460360

## \$684,250

4 Bedroom, 3.00 Bathroom, 2,465 sqft Single Family on 0.00 Acres

Aster, Edmonton, AB

The Artemis 4-bed plan has everything you need, backing onto a future park/school with a 200amp electrical upgrade. The double garage is widened, extended, and includes a floor drain, 240V EV outlet, and hot/cold taps. Features include 9' ceilings on main & basement, Luxury Vinyl Plank flooring, and SLD recessed lighting. The foyer leads to a sitting room, main floor bedroom, 3-piece bath, and mudroom with garage access. The spice kitchen connects to the main kitchen with quartz countertops, flush island, Silgranite sink, Moen matte black faucet, chimney hood, full height backsplash, and soft-close Thermofoil cabinets. The great room has a 17' ceiling, fireplace, and large windows. Upstairs: two primary suites (4 & 5-piece ensuites), bonus room, 3-piece bath, laundry, and a 4th bedroom. Includes appliances, black matte fixtures, upgraded trim, railings, rough-in plumbing, knockdown ceilings, and extra side windows.



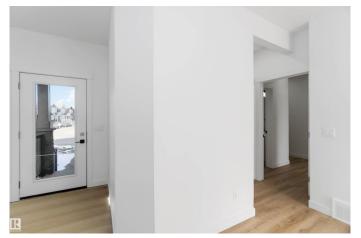
# **Essential Information**

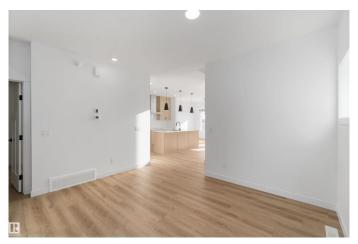
MLS® # E4460360 Price \$684,250

Bedrooms 4

Bathrooms 3.00







Full Baths 3

Square Footage 2,465 Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1603 12 Street

Area Edmonton

Subdivision Aster

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0S9

## **Amenities**

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home, Television

Connection, Green Building, 9 ft. Basement Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Flat Site, Level Land, No Back Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed October 1st, 2025

Days on Market 15

Zoning Zone 30

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Listing information last updated on October 16th, 2025 at 9:17am MDT