

Courtesy Of David C St. Jean Of Exp Realty

## \$515,250 - 1111 Aster Boulevard, Edmonton

MLS® #E4415783

**\$515,250**

3 Bedroom, 2.50 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

Discover the Sansa Model in Aster, certified NET ZERO READY! This home combines refined aesthetics with efficient living, featuring 9ft ceilings on the main and basement levels, a separate side entrance, and Luxury Vinyl Plank throughout. The welcoming foyer includes a convenient coat closet, leading to a cozy great room with abundant natural light and an open dining area for a warm, inviting feel. The rear L-shaped kitchen boasts quartz counters, an island with a flush eating ledge, an undermount sink with a window view, Thermofoil cabinets with soft-close doors and drawers, and a spacious pantry. A discreet 2pc bath near the rear entry opens to a backyard with access to a detached dbl garage. Upstairs, enjoy a conveniently located laundry area, a bright primary suite with a walk-in closet and 3pc ensuite with a tub/shower combo, 2 additional bedrooms with generous closet space and a main 3pc bath. The Sansa includes a basement rough-in pkg & an appliance pkg, delivering both style and functionality.

Built in 2024

### Essential Information

MLS® # E4415783

Price \$515,250



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1111 Aster Boulevard
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2V2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, No Back Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Jackson Heights School  
Middle Thelma Chalifoux School  
High Dr. Francis Whiskeyjack

### **Additional Information**

Date Listed December 10th, 2024  
Days on Market 118  
Zoning Zone 30

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