

## \$499,250 - 1013 Aster Boulevard, Edmonton

MLS® #E4460449

**\$499,250**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

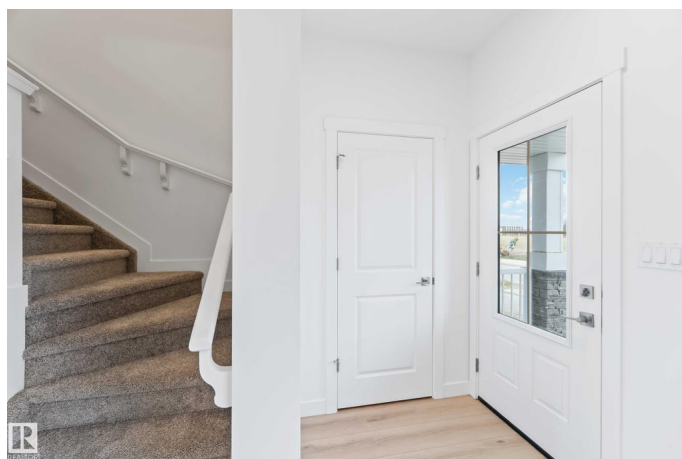
Aster, Edmonton, AB

The Sansa Model blends refined aesthetics with efficient living. Features include 9ft ceilings on main & basement levels, separate side entry, and LVP flooring. The welcoming foyer includes a coat closet, leading to a bright great room that flows into the open dining area. The L-shaped kitchen at the rear offers quartz counters, an island with flush eating ledge, Silgranit undermount sink with window view, soft-close Thermofoil cabinets, and pantry. A rear entry leads to a half bath and backyard with parking pad; an optional detached 2-car garage is available. Upstairs, a laundry area, bright primary suite with walk-in closet and 3pc ensuite, two additional bedrooms, and a 3pc main bath complete the level. Brushed nickel plumbing and lighting fixtures, and basement rough-in package are included. The Sansa features Sterling®'s new Signature Specification, combining elegance, comfort, and functionality throughout.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460449  |
| Price     | \$499,250 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1013 Aster Boulevard |
| Area        | Edmonton             |
| Subdivision | Aster                |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6T 2W8              |

### Amenities

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

### Interior

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

**School Information**

Elementary                      Pollard Meadows School  
Middle                              T.D. Baker School  
High                                Francis Whiskeyjack School

**Additional Information**

Date Listed                      October 2nd, 2025  
Days on Market                34  
Zoning                              Zone 30

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Listing information last updated on November 5th, 2025 at 5:32am MST