

## \$375,000 - 1254 Aster Boulevard, Edmonton

MLS® #E4450360

**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,295 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Built in 2021 with NO CONDO FEES, three-storey home perfectly blends comfort, functionality, and contemporary design. Thoughtfully laid out, it features Two spacious Master Bedrooms, each with its own Ensuite and walk-in closet—ideal for families or shared living. The main floor includes a welcoming foyer, mechanical room, storage space, and direct access to the DOUBLE Attached garage. The open-concept second floor boasts a kitchen with quartz countertops and a central island, seamlessly flowing into the dining and living areas. A Balcony extends the living space outdoors, and a powder room adds convenience. Upstairs, both master suites offer privacy, alongside upper-floor laundry. High-end finishes, including luxury vinyl plank flooring and carpet, enhance the home's interior, with professional landscaping. Located in front of ASTER Plaza and close to schools, daycare, recreation, and shopping, this home delivers modern living in a walkable, family-friendly neighborhood.

Built in 2021

### Essential Information

MLS® # E4450360

Price \$375,000

Bedrooms 2



|                |                      |
|----------------|----------------------|
| Bathrooms      | 3.00                 |
| Full Baths     | 3                    |
| Square Footage | 1,295                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1254 Aster Boulevard |
| Area        | Edmonton             |
| Subdivision | Aster                |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6T 2N8              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                            |
| Stories           | 3                                                                    |
| Has Basement      | Yes                                                                  |
| Basement          | None, No Basement                                                    |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                                      |
| Exterior Features | Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Asphalt                                                                      |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

Date Listed July 30th, 2025

Days on Market 3

Zoning Zone 30

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Listing information last updated on August 2nd, 2025 at 1:17pm MDT