

# \$420,000 - 1173 Aster Boulevard, Edmonton

MLS® #E4462383

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,275 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

Ready for immediate possession this 3 bedroom 2.5 bath home is perfect for young families, first time home buyers or investors! Seperate side entry allows for easy conversion into a legal basement suite or simply utilize the space for yourself! Home was completed early 2024, Master bedroom contains a large walk in closet with ensuite, second floor laundry located at the top of the stairs for convenience. Quick access to the anthony henday in the new neighborhood of Aster containing many new stores and restaurants nearby. Don't miss out on this opportunity to move in before the weather turns!

Built in 2023

## Essential Information

|                |                      |
|----------------|----------------------|
| MLS® #         | E4462383             |
| Price          | \$420,000            |
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,275                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1173 Aster Boulevard |
| Area        | Edmonton             |
| Subdivision | Aster                |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6T 2S3              |

### Amenities

|           |                                                                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Parking-Plug-Ins, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved                                                                                                                                                             |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Electric                                                               |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Airport Nearby, Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 30            |

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Listing information last updated on October 18th, 2025 at 7:17am MDT