

## \$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 2

Zoning Zone 30

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