

# \$684,250 - 1603 12 Street, Edmonton

MLS® #E4460360

## \$684,250

4 Bedroom, 3.00 Bathroom, 2,465 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

The Artemis 4-bed plan has everything you need, backing onto a future park/school with a 200amp electrical upgrade. The double garage is widened, extended, and includes a floor drain, 240V EV outlet, and hot/cold taps. Features include 9' ceilings on main & basement, Luxury Vinyl Plank flooring, and SLD recessed lighting. The foyer leads to a sitting room, main floor bedroom, 3-piece bath, and mudroom with garage access. The spice kitchen connects to the main kitchen with quartz countertops, flush island, Silgranite sink, Moen matte black faucet, chimney hood, full height backsplash, and soft-close Thermofoil cabinets. The great room has a 17' ceiling, fireplace, and large windows. Upstairs: two primary suites (4 & 5-piece ensuites), bonus room, 3-piece bath, laundry, and a 4th bedroom. Includes appliances, black matte fixtures, upgraded trim, railings, rough-in plumbing, knockdown ceilings, and extra side windows.

Built in 2024



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460360  |
| Price     | \$684,250 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,465                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1603 12 Street |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0S9        |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Television Connection, Green Building, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                        |

### Interior

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

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Airport Nearby, Flat Site, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 30           |

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Listing information last updated on October 6th, 2025 at 5:17am MDT