

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

MLS® #E4460449

**\$499,250**

3 Bedroom, 2.50 Bathroom, 1,477 sqft

Single Family on 0.00 Acres

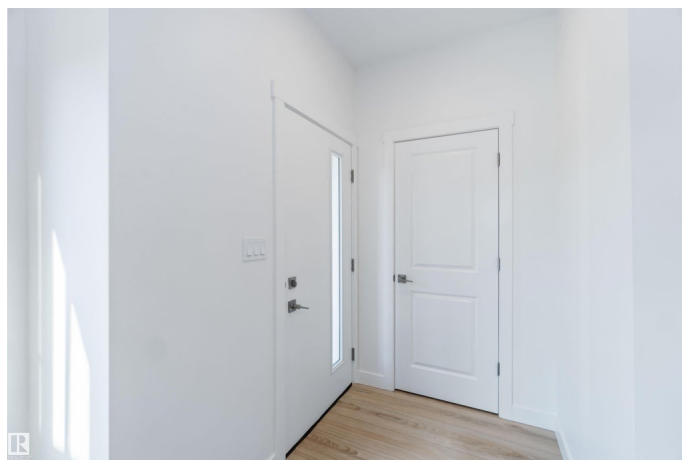
Aster, Edmonton, AB

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 Sterlingâ€™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	1,477
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  
Zoning                              Zone 30

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