# \$745,250 - 1603 12 Street, Edmonton

MLS® #E4427941

#### \$745,250

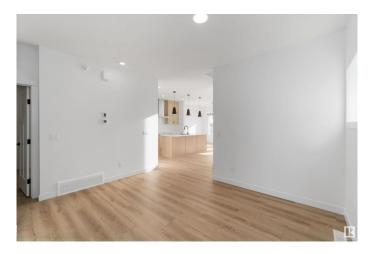
4 Bedroom, 3.00 Bathroom, 2,465 sqft Single Family on 0.00 Acres

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 2025

#### **Essential Information**

MLS® #	E4427941
Price	\$745,250
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,465
Acres	0.00
Year Built	2025
Туре	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

ConstructionWood, VinylFoundationConcrete Perimeter

### **Additional Information**

Date ListedMarch 28th, 2025Days on Market102ZoningZone 30

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Listing information last updated on July 8th, 2025 at 8:17pm MDT