

## \$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
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	March 28th, 2025
Days on Market	86
Zoning	Zone 30

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