

## \$795,900 - 1603 12 Street, Edmonton

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MLS® #E4427941

### \$795,900

4 Bedroom, 3.00 Bathroom, 2,270 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	\$795,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,270
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 13  
Zoning Zone 30

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Listing information last updated on April 10th, 2025 at 12:18pm MDT