

## \$359,900 - 1174 Aster Boulevard, Edmonton

MLS® #E4465401

**\$359,900**

3 Bedroom, 2.50 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

NO CONDO FEES. This nearly-new end-unit townhome in Aster blends comfort, flexibility, and convenience. Built in 2023, it offers 3 bedrooms and 2.5 baths, including a versatile main floor bedroom ideal for a home office, guest room, or studio. The second level features a bright open layout with a modern kitchen, complete with upgraded stainless steel appliances and zebra-style blinds, a large south-facing window, and access to a sunny balcony. A generous dining area and inviting living room complete this level. Upstairs are two bedrooms, including a spacious primary suite with its own ensuite. Enjoy an oversized single attached garage, driveway parking, and a fully landscaped yard. Walk to shopping, restaurants, and transit. Minutes to Meadows Rec Centre, with quick access to Anthony Henday and Whitemud Drive. A move-in ready home in a growing community, offering practical space, natural light, and everyday convenience.

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465401  |
| Price     | \$359,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,221                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 3 Storey             |
| Status         | Active               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1174 Aster Boulevard |
| Area        | Edmonton             |
| Subdivision | Aster                |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6T 2S2              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Hot Water Electric                 |
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                                                         |
| Exterior Features | Fenced, Flat Site, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Metal, Vinyl                                                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 11th, 2025

Days on Market                1

Zoning                            Zone 30

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Listing information last updated on November 12th, 2025 at 3:47am MST