

## \$740,250 - 1635 12 Street, Edmonton

MLS® #E4438203

**\$740,250**

4 Bedroom, 4.00 Bathroom, 2,270 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Artemis is a well-designed 4-bedroom home backing onto a future park and school, with 200AMP service and a separate side entry. It features a double extended garage with floor drain, hot/cold taps, 9' ceilings, LVP flooring, and recessed lighting throughout the main floor. The main level offers a spacious foyer, sitting room, bedroom, full 3-piece bath, and a mudroom that connects the garage to the kitchen via a spice kitchen. The open-concept kitchen, nook, and great room (with a 17' ceiling and fireplace) are ideal for family living. The kitchen includes quartz countertops, a large island, Silgranit sink, tiled backsplash, chimney hood fan, and full-height Thermofoil cabinets with soft-close doors. Upstairs features two primary suites—each with walk-in showers, double sinks, and walk-in closets—plus a bonus room, laundry area, third full bath, and another bedroom with walk-in closet. Extras include an appliance package, upgraded railings and lighting, rough-in plumbing, and additional side windows.

Built in 2025

### Essential Information

MLS® # E4438203

Price \$740,250



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| 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     | 1635 12 Street |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2V1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, No Back Lane, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 63             |
| Zoning         | Zone 30        |

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Listing information last updated on July 25th, 2025 at 8:17am MDT