

## \$799,900 - 1659 12 Street, Edmonton

MLS® #E4418728

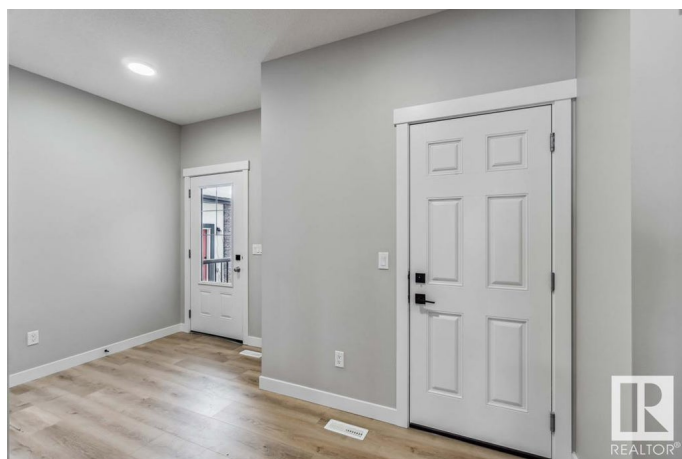
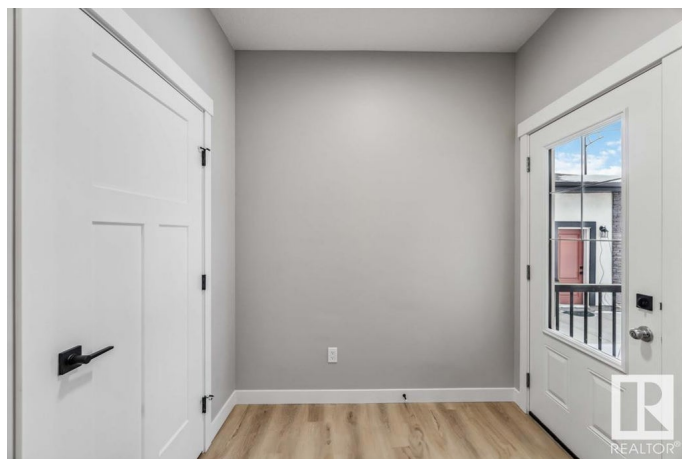
**\$799,900**

5 Bedroom, 3.00 Bathroom, 2,540 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Accolade is a spacious 2540 sqft Evolve model with an oversized double attached garage, a separate side entrance, 9' ceilings on the main & lower floors and Luxury Vinyl Plank flooring throughout the main level. The main floor features an inviting foyer with two closets, a full 3pc bath, and a bedroom with a walk-in closet. The open-concept layout includes a nook, great room with fireplace, and a kitchen with quartz countertops, an island, Silgranit sink, black matte faucet, chimney-style hood fan, ceiling-height cabinets with crown molding, soft-close doors, and a large corner pantry. Don't forget the full spice kitchen! Upstairs, the primary suite offers a walk-in closet & 5pc ensuite with double sinks, tub, & a glass-door shower. Three additional bedrooms, a bonus room, a main 3pc bath, and a laundry area complete the upper level. The home includes upgraded railings, an appliance package, extra side windows, & basement rough-in plumbing. Large windows & a garden door provide access to the backyard.



Built in 2025

### Essential Information

MLS® # E4418728

Price \$799,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,540                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1659 12 Street |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2V1        |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| 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   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Jackson Heights School     |
| Middle     | Thelma Chalifoux School    |
| High       | Elder Dr. Francis Whiskeyj |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 88                 |
| Zoning         | Zone 30            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:32pm MDT