

## \$675,250 - 1659 12 Street, Edmonton

MLS® #E4450385

**\$675,250**

5 Bedroom, 3.00 Bathroom, 3,423 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Accolade is a spacious 2540sqft Evolve model featuring an oversized dbl attached garage, separate side entry, and 9' ceilings on both the main & lower levels. Stylish LVP flooring runs throughout the main floor, which includes an inviting foyer with 2 closets, a full 3-pc bath, and a bedroom with a walk-in closet. The open-concept layout offers a bright nook, a great room with fireplace, and a chef-inspired kitchen with quartz counters, island, Silgranit sink, matte black faucet, chimney-style hood fan, ceiling-height cabinets with crown moulding, soft-close doors & a large corner pantry—plus a full spice kitchen for added convenience. Upstairs, the primary suite includes a walk-in closet & 5-pc ensuite with double sinks, a soaker tub, and a glass-door shower. 3 additional bedrooms, a main 3-pc bath, bonus room, and laundry complete the upper level. Additional features include upgraded railings, appliance package, basement rough-ins, extra side windows, throughout, and a garden door to the backyard.

Built in 2025

### Essential Information

MLS® # E4450385

Price \$675,250



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 3,423                  |
| 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, Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized                                                                                                    |

### 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, Stone, Vinyl                                                    |
| Exterior Features | Flat Site, No Through Road, 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    | July 30th, 2025 |
| Days on Market | 82              |
| Zoning         | Zone 30         |

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Listing information last updated on October 20th, 2025 at 3:17am MDT