

## \$1,295 - 1039 Aster Boulevard, Edmonton

MLS® #E4461513

**\$1,295**

2 Bedroom, 1.00 Bathroom, 753 sqft

Rental on 0.00 Acres

Aster, Edmonton, AB

Welcome home to your BRAND NEW 2 bedroom, 1 bathroom legal basement suite. Be the first to use all the brand new appliances (including dishwasher – you don’t see that very much in basement suites)! Enjoy cozy carpet in the bedrooms and luxury flooring throughout the rest of the unit. Utilities (water/sewer, gas, electricity, garbage) are shared with the main suite tenant. You are responsible for 35% of the utility bill. Please note: \*The staircase to the basement is considered common property since both units will have access to the furnace room at the bottom of the staircase. \*Landscaping & fence won’t be completed until next year. \*Temporary walkway will be installed until landscaping is completed next year. Sorry, no smoking. Tenant insurance is mandatory. Basement suite uses street parking. Up to 2 small pets are negotiable but need owner approval and will be subject to a \$50 monthly pet fee, per pet.



### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4461513 |
| Price      | \$1,295  |
| Bedrooms   | 2        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |

|                |                        |
|----------------|------------------------|
| Square Footage | 753                    |
| Acres          | 0.00                   |
| Type           | Rental                 |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1039 Aster Boulevard |
| Area        | Edmonton             |
| Subdivision | Aster                |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6T 1J1              |

### Amenities

|         |            |
|---------|------------|
| Parking | No Parking |
|---------|------------|

### Interior

|            |                                                                                                        |
|------------|--------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
|------------|--------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 30           |

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Listing information last updated on October 21st, 2025 at 12:32pm MDT