# \$645,250 - 1217 11 Avenue, Edmonton

MLS® #E4443652

#### \$645,250

5 Bedroom, 3.00 Bathroom, 2,263 sqft Single Family on 0.00 Acres

Aster, Edmonton, AB

Meet The Assuranceâ€"an elegant 5-bedroom home blending thoughtful design with quality construction. Enjoy a double attached garage, 9' ceilings on main and basement levels, and luxury vinyl plank flooring throughout. The inviting foyer leads to a full 3-piece bath and main floor bedroom, plus a mudroom with walk-through pantry access. The open-concept kitchen, great room, and nook shine with quartz countertops, an island with eating ledge, built-in microwave, Silgranit sink, chimney hood fan, tiled backsplash, and soft-close Thermofoil cabinets. A fireplace and large windows add warmth, with patio doors leading to the backyard. Upstairs, relax in the spacious primary suite with 5-piece ensuiteâ€"double sinks, soaker tub, walk-in showerâ€"and a large walk-in closet. A bonus room, laundry, and three additional bedrooms complete the upper level. Black plumbing and lighting fixtures, SLD recessed lights, and basement rough-ins are included in this beautifully crafted home.

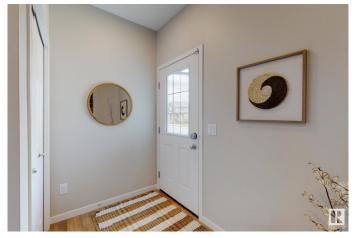
Built in 2025

### **Essential Information**

MLS® # E4443652 Price \$645,250

Bedrooms 5







Bathrooms 3.00

Full Baths 3

Square Footage 2,263 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1217 11 Avenue

Area Edmonton

Subdivision Aster

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2W3

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home,

Smart/Program. Thermostat, Television Connection, 9 ft. Basement

Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, None

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 No Through Road, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 20th, 2025

Days on Market 72

Zoning Zone 30

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Listing information last updated on August 31st, 2025 at 5:47am MDT