

## \$567,500 - 1304 11 Avenue, Edmonton

MLS® #E4430941

**\$567,500**

3 Bedroom, 2.50 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to your double car garage dream home in family-friendly community of Aster. This stunning property boasts an open-concept design, with a bright, airy living area highlighted by large windows that flood the space with natural light along with electric fireplace & Stunning Feature Wall Design. The modern kitchen is a chef's dream with along with a SPICE Kitchen. The main floor includes a spacious living and dining area, a mudroom, spice kitchen, main kitchen and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms, a laundry room, and two full 4-piece bathrooms. The master suite is a peaceful retreat with a private 4-piece ensuite, large walk-in closet & Beautiful FEATURE Wall. The unfinished basement with separate entrance offers endless potential. With its large windows and spacious design, this home offers both comfort and functionality.

Built in 2024

### Essential Information

MLS® #	E4430941
Price	\$567,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,668
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1304 11 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2W3

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 15th, 2025
-------------	------------------

Days on Market 16

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 May 1st, 2025 at 11:32am MDT