

## \$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 13

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 28th, 2025 at 11:47am MDT