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

MLS® #E4443652

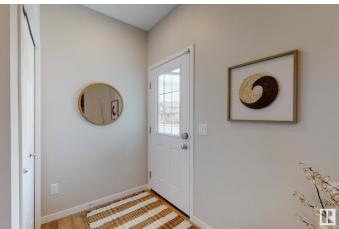
#### \$645,250

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
Туре	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 ListedJune 20th, 2025Days on Market75ZoningZone 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 September 3rd, 2025 at 1:32am MDT