

\$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 Assurance—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 ensuite—double sinks, soaker tub, walk-in shower—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	75
Zoning	Zone 30

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Listing information last updated on September 3rd, 2025 at 1:32am MDT