# \$619,997 - 1332 11 Avenue, Edmonton

MLS® #E4421047

#### \$619,997

3 Bedroom, 2.50 Bathroom, 2,153 sqft Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to the "Columbia― built by the award winning Pacesetter homes and is located on a quiet street in the heart Aster This unique property in Aster offers nearly 2155 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'II find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home and the best part is this home it has a side separate entrance perfect for a future legal suite or nanny suite development. \*\*\* Home is under construction and almost complete the photos being used are from the exact home recently built colors may vary, To be complete by August 2025 \*\*\*

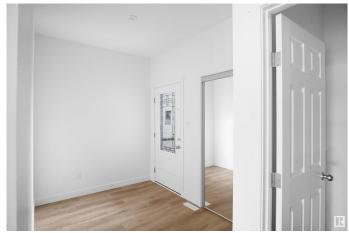


#### **Essential Information**

MLS® # E4421047 Price \$619,997

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 2,153
Acres 0.00
Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1332 11 Avenue

Area Edmonton

Subdivision Aster

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2R6

### **Amenities**

Amenities Lake Privileges, See Remarks

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Lake, Golf Nearby, Park/Reserve, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby, View Lake, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed February 10th, 2025

Days on Market 68

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 19th, 2025 at 12:32am MDT