

# **\$779,000 - 11511 24 Avenue, Edmonton**

MLS® #E4431885

**\$779,000**

4 Bedroom, 3.50 Bathroom, 1,852 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

This thoughtfully crafted modern luxury home in Blue Quill blends clean lines with timeless design. It features 4 bedrooms, 3.5 bathrooms, and a double attached garage. The open floor plan is completed by 10 ft ceilings and an extra-large patio door and windows. A stunning kitchen features dual-color high-gloss cabinets, quartz countertops, a large breakfast island, stainless steel appliances, and a coffee bar. The living room overlooks a South-facing backyard through the Extra-large sliding door. Upstairs, retreat to a primary bedroom with a spa-inspired ensuite-freestanding tub, glass walk-in shower and a generous walk-in closet plus two additional bedrooms, a full bathroom and a laundry room. The finished basement offers large windows, heated floors, 4th bedroom, a full bath and a flex room with a kitchenette. Other features include A/C, a heated garage, triple-glazed windows, a maintenance-free front patio & deck, a high-efficiency furnace & Water heater; Welcome to the modern home in Blue Quill!

Built in 2017

## **Essential Information**

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Price \$779,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11511 24 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3R6

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	11
Zoning	Zone 16

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Listing information last updated on April 30th, 2025 at 7:32am MDT