

## \$673,250 - 1217 11 Avenue, Edmonton

MLS® #E4443652

**\$673,250**

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 \$673,250

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	16
Zoning	Zone 30

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Listing information last updated on July 6th, 2025 at 10:17am MDT