

\$675,250 - 1612 11 Avenue, Edmonton

MLS® #E4433451

\$675,250

5 Bedroom, 4.00 Bathroom, 2,413 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Atlas is a 2,413 sq ft home that blends function and style. It features an extended double attached garage, 9' ceilings on the main and lower levels, a separate side entrance, and LVP flooring throughout the main floor. The main level includes a bedroom, a 3-piece bath with walk-in shower, a mudroom with garage access, and a spice kitchen off the main kitchen. The open-concept layout connects the great room (with fireplace and garden door), kitchen, and nook. The kitchen offers quartz counters, a flush island eating bar, Silgranit sink, chimney hood fan, full-height backsplash, and ceiling-height cabinets with soft-close features. Upstairs includes two primary suites each with walk-in closets; one with a luxurious 5-piece ensuite, the other with a 3-piece ensuite. Completing the upper level a bonus room, 3pc bath, laundry, and two more bedrooms with ample closet space. Additional upgrades include extra side windows, upgraded railings, and basement rough-ins.

Built in 2025

Essential Information

MLS® # E4433451

Price \$675,250

Bedrooms 5



| | |
|----------------|------------------------|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,413 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 1612 11 Avenue |
| Area | Edmonton |
| Subdivision | Aster |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1H9 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Television Connection, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Level Land, No Through Road, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|--------------------------|
| Elementary | Jackson Heights School |
| Middle | Thelma Chalifoux School |
| High | Elder Dr. Francis School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 96 |
| Zoning | Zone 30 |

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