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

MLS® #E4421047

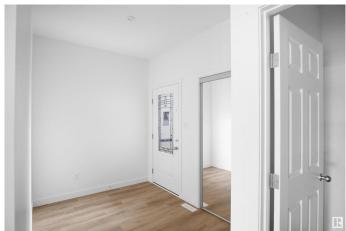
#### \$619,997

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 \*\*\*







Built in 2024

#### **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                   |
| Туре           | 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,<br>Public Swimming Pool, Public Transportation, Schools, Shopping<br>Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

#### **Additional Information**

Date ListedFebruary 10th, 2025Days on Market68ZoningZone 30

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Listing information last updated on April 19th, 2025 at 2:17pm MDT