

## \$689,250 - 1527 11 Avenue, Edmonton

MLS® #E4443633

**\$689,250**

4 Bedroom, 3.00 Bathroom, 2,477 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Accolade pairs durable construction with refined elegance, designed for modern family living. Features include a double attached garage with floor drain and extra width (not shown on plan), 9' ceilings on main and basement levels, separate side entrance, and LVP flooring. The foyer offers a large coat closet and access to a full 3-piece bath with stand-up shower. A bedroom with walk-in closet connects to the open-concept nook, great room with electric fireplace, and kitchen. The kitchen includes an island with eating ledge, Silgranit sink, chrome pull-down faucet, built-in microwave, tiled backsplash, chimney hood fan, soft-close cabinetry, and a functional spice kitchen. Large windows and a garden door offer bright backyard views. Upstairs features a bonus room, laundry, main 3-piece bath, and three additional bedrooms. The primary suite has a 5-piece ensuite with double sinks, soaker tub, walk-in shower, and large walk-in closet. Includes brushed nickel fixtures, upgraded railings, and basement R/I.

Built in 2025

### Essential Information

MLS® # E4443633

Price \$689,250

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,477
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1527 11 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2W4

### 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
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                15  
Zoning                              Zone 30

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