

Courtesy Of Christina A Reid Of Century 21 Leading

## \$709,900 - 1524 11 Avenue, Edmonton

---

MLS® #E4449797

**\$709,900**

4 Bedroom, 3.00 Bathroom, 2,215 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Step into The Eiffel, a stunning 2,215 sq. ft. home designed for modern living. With 4 bedrooms, 3 bathrooms, spice kitchen and a side entry. This home blends style and versatility effortlessly. The main floor features a flex room, perfect for a home office, playroom, or additional living space. The open-to-above design in the great room creates a bright, airy atmosphere, enhancing the home's spacious feel. The kitchen flows seamlessly into the dining and living areas, making it ideal for entertaining. The nook is oversized, fit for formal dinner parties, and the living room features an open-to-below ceiling offering a luxurious feel to the entire main floor. The second floor features a gorgeous primary bedroom, with an exceptional ensuite and walk-in closet. Enjoy the grand and spacious look of an open-to-below from the second floor, without sacrificing the essential bonus room. Photos of showhome

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449797  |
| Price     | \$709,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,215                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1524 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2W4        |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached, Over Sized                                                                    |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Insert                                                                                          |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Prefab, Vinyl                                                                                   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |

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

### School Information

|            |                 |
|------------|-----------------|
| Elementary | CRAWFORD PLAINS |
| Middle     | T.D. BAKER      |
| High       | W.P. WAGNER     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 30         |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 25th, 2025 at 2:32am MDT