

## \$629,900 - 1336 11 Avenue, Edmonton

MLS® #E4453411

**\$629,900**

4 Bedroom, 3.00 Bathroom, 2,061 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

**\*\*ASTER COMMUNITY\*\*SOUTH EDMONTON\*\*SPICE KITCHEN\*\*SIDE ENTRY\*\***The main level offers an inviting open layout where the living, dining, and kitchen areas connect seamlessly, perfect for gatherings or quiet evenings at home. A well-placed bedroom and bath on this floor provide flexibility for guests or family members. Natural light flows throughout, highlighting the warm finishes and spacious feel. Upstairs, youâ€™™ll find the primary suite with a private ensuite and walk-in closet, offering a true retreat at the end of the day. Additional bedrooms and a family room create plenty of space for relaxation or entertaining. A conveniently located laundry room adds to the practicality of the design. With a balance of open areas and private rooms, this home suits a variety of lifestyles. The thoughtful floor plan maximizes every space, while the mudroom and closets provide excellent storage solutions. Located in a family-friendly community close to schools, parks, shopping, and essential amenities.

Built in 2024

### Essential Information

MLS® # E4453411

Price \$629,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,061                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1336 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2W4        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Washer, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Fireplace         | Yes                                                                                                      |
| Fireplaces        | None                                                                                                     |
| Stories           | 2                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Unfinished                                                                                         |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                    |
| Exterior Features | Airport Nearby, Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                      |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 30           |

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Listing information last updated on August 19th, 2025 at 12:02pm MDT