

## \$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**

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 97               |
| Zoning         | Zone 30          |

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Listing information last updated on August 5th, 2025 at 6:02pm MDT