

## \$647,250 - 1319 11 Avenue, Edmonton

MLS® #E4443636

**\$647,250**

3 Bedroom, 3.00 Bathroom, 2,024 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Apex is a stylish 3-bedroom home designed for modern family living. It features a double attached garage with floor drain, 9' ceilings on the main and basement levels, luxury vinyl plank flooring, and a separate side entrance. The foyer opens to a full 3-piece bath with stand-up shower and a main floor bedroom. The open-concept kitchen, nook, and great room offer large windows and backyard access. The kitchen includes quartz countertops, an island with eating ledge, built-in microwave, Silgranit sink, modern hood fan, soft-close cabinets, and a pantry. The great room features a cozy fireplace and bright natural light. Upstairs, the primary suite offers a luxurious 5-piece ensuite with double sinks, soaker tub, walk-in shower, and a spacious walk-in closet. A bonus room, main 3-piece bath, laundry, and two additional bedrooms with ample closets complete the layout. Brushed nickel fixtures, basement rough-ins, and the Sterling Signature Specification are included.

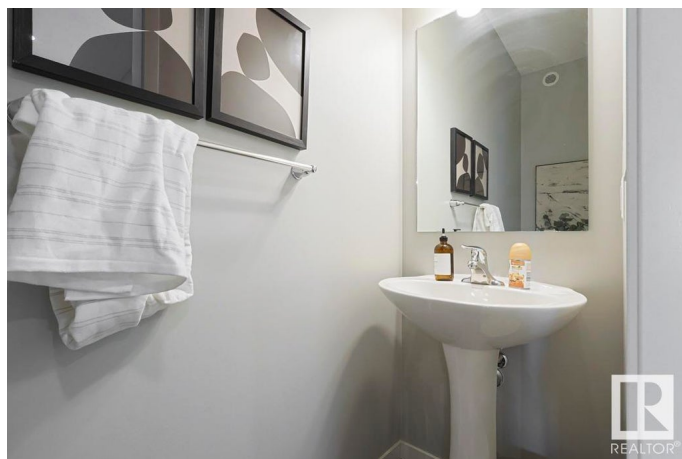
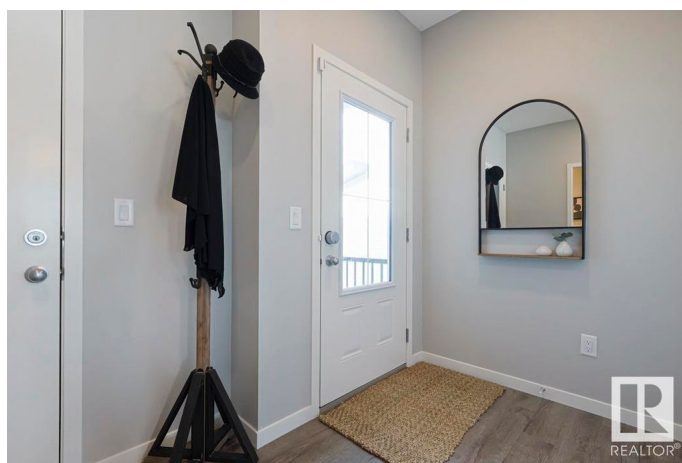
Built in 2025

### Essential Information

MLS® # E4443636

Price \$647,250

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	2,024
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1319 11 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2W3

### 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
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	5
Zoning	Zone 30

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Listing information last updated on June 25th, 2025 at 5:02am MDT