

Courtesy Of David C St. Jean Of Exp Realty

## \$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.

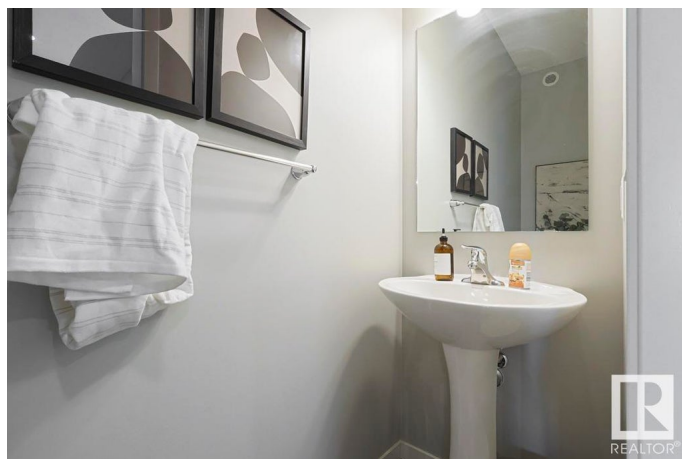
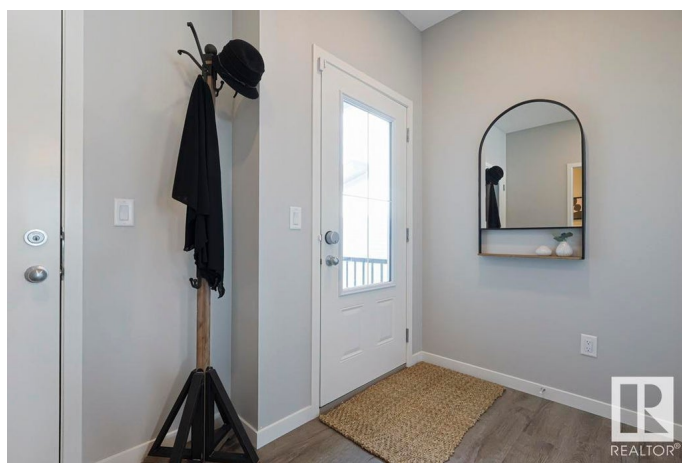
Built in 2025

### 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 | 43              |
| Zoning         | Zone 30         |

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Listing information last updated on August 2nd, 2025 at 8:02pm MDT