

## \$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	75
Zoning	Zone 30

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