

## \$635,247 - 1531 11 Avenue, Edmonton

MLS® #E4446580

**\$635,247**

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart Aster This unique property in Aster offers nearly 2155 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you™ll find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home and the best part is this home it has a side separate entrance perfect for a future legal suite or nanny suite development. \*\*\* Home is under construction and almost complete the photos being used are from the exact home recently built colors may vary, To be complete by October 2025 \*\*\*

Built in 2025

### Essential Information

MLS® #	E4446580
Price	\$635,247
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1531 11 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2R6

### Amenities

Amenities	Lake Privileges, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        23  
Zoning                    Zone 30

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