

## \$689,250 - 1527 11 Avenue, Edmonton

MLS® #E4443633

**\$689,250**

4 Bedroom, 3.00 Bathroom, 2,477 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Accolade pairs durable construction with refined elegance, designed for modern family living. Features include a double attached garage with floor drain and extra width (not shown on plan), 9' ceilings on main and basement levels, separate side entrance, and LVP flooring. The foyer offers a large coat closet and access to a full 3-piece bath with stand-up shower. A bedroom with walk-in closet connects to the open-concept nook, great room with electric fireplace, and kitchen. The kitchen includes an island with eating ledge, Silgranit sink, chrome pull-down faucet, built-in microwave, tiled backsplash, chimney hood fan, soft-close cabinetry, and a functional spice kitchen. Large windows and a garden door offer bright backyard views. Upstairs features a bonus room, laundry, main 3-piece bath, and three additional bedrooms. The primary suite has a 5-piece ensuite with double sinks, soaker tub, walk-in shower, and large walk-in closet. Includes brushed nickel fixtures, upgraded railings, and basement R/I.

Built in 2025

### Essential Information

MLS® # E4443633

Price \$689,250

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,477                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1527 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2W4        |

### 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           |
| Stories           | 2                                   |
| Has Basement      | Yes                                 |
| Basement          | Full, Unfinished                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                23  
Zoning                              Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 13th, 2025 at 1:17pm MDT