

# \$645,000 - 1340 11 Avenue, Edmonton

MLS® #E4448863

**\$645,000**

3 Bedroom, 2.50 Bathroom, 1,981 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

2024 Built Home in Aster – Only Months Old!  
Beautiful, like-new home in Aster with completed landscaping and included blinds. Features an open main floor with a spacious living room, dining area, and kitchen with large island. Upstairs offers a master suite with ensuite and walk-in closet, two additional bedrooms, full bath, and bonus room. Located on a large pie-shaped lot – ideal for outdoor enjoyment!

Built in 2024

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448863               |
| Price          | \$645,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,981                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 1340 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2W4        |

### **Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                        |

### **Interior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Stories           | 2                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                         |

### **Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |
| Foundation        | Slab                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 36              |
| Zoning         | Zone 30         |

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Listing information last updated on August 24th, 2025 at 4:32am MDT