

## \$629,997 - 1535 11 Avenue, Edmonton

MLS® #E4442160

**\$629,997**

3 Bedroom, 2.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to the "Calypso" built by the award-winning builder Pacesetter homes located in the heart Aster and just steps to the walking trails and the Meadows rec Centre. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room (with open to above ceilings), kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece bath. To complete them main floor you have a conveniently located flex room that could be used as an office or a bedroom. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. \*\*\* Home is under construction the photos used are of the same style property. Colors and finishings may vary to be complete by September \*\*\*

Built in 2025

### Essential Information

MLS® # E4442160

Price \$629,997

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,911                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1535 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2N5        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **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 | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                115  
Zoning                              Zone 30

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Listing information last updated on October 5th, 2025 at 3:32am MDT