

Courtesy Of Christina Bieniek Of RE/MAX Real Estate

## \$739,000 - 11511 24 Avenue, Edmonton

MLS® #E4434942

**\$739,000**

4 Bedroom, 3.50 Bathroom, 1,852 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

This thoughtfully crafted modern luxury home in Blue Quill blends clean lines with timeless design. It features 4 bedrooms, 3.5 bathrooms, and a double attached garage. The open floor plan is completed by 10 ft ceilings and an extra-large patio door and windows. A stunning kitchen features dual-color high-gloss cabinets, quartz countertops, a large breakfast island, stainless steel appliances, and a coffee bar. The living room overlooks a South-facing backyard through the Extra-large sliding door. Upstairs, retreat to a primary bedroom with a spa-inspired ensuite-freestanding tub, glass walk-in shower and a generous walk-in closet plus two additional bedrooms, a full bathroom and a laundry room. The finished basement offers large windows, heated floors, 4th bedroom, a full bath and a flex room with a kitchen. Other features include A/C, a heated garage, triple-glazed windows, a maintenance-free front patio & deck, a high-efficiency furnace & Water heater; Welcome to the modern home in Blue Quill!

Built in 2017

### Essential Information

MLS® #	E4434942
Price	\$739,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,852
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11511 24 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3R6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, Infill Property, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control, See Remarks
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	See Remarks, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Low Maintenance Transportation, Schools, Sho
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 7th, 2025
Days on Market	18
Zoning	Zone 16

## FEATURES

- HEATED BASEMENT FLOORS
- 10 FT CEILING ON THE MAIN FLOOR
- 8.5 FT CEILING IN THE BASEMENT
- EXTRA LARGE PATIO DOOR
- QUARTZ COUNTERTOPS THROUGHOUT
- VINYL PLANK FLOORING
- HIGH EFFICIENCY FURNACE & WATER TANK
- GLASS RAIL STAIRCASE
- COMPOSITE/MAINTNANCE FREE FRONT & BACK PATIO
- MASSIVE ENSUITE WITH BEAUTIFUL STAND ALONE TUB
- TRIPLE GLAZED WINDOWS
- HEATED GARAGE
- BASEMENT IS WRAPPED WITH POLYURETHANE MEMBRANE TO PREVENT LEAKS
- HVAC SYSTEM
- NATURAL GAS BBQ HOOKUP ON REAR PATIO
- A/C



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Listing information last updated on May 25th, 2025 at 7:32am MDT