

# \$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



## 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



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, 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 Basement	Yes
Basement	See Remarks, Finished

### Exterior

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



**Additional Information**

Date Listed	May 7th, 2025
Days on Market	1
Zoning	Zone 16

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 May 8th, 2025 at 11:33am MDT