

## \$699,900 - 11511 24 Avenue, Edmonton

MLS® #E4434942

**\$699,900**

4 Bedroom, 3.50 Bathroom, 1,852 sqft

Single Family on 0.00 Acres

Blue Quill, Edmonton, AB

This thoughtfully designed modern home in Blue Quill blends clean lines with timeless finishes. Offering 4 bedrooms, 3.5 bathrooms, and a heated double attached garage, itâ€™s built for comfort and style. The open-concept main floor features 10-foot ceilings, oversized windows, and a large sliding patio door that fills the space with natural light. The kitchen is a showstopper with dual-tone high-gloss cabinetry, quartz counters, a breakfast island, stainless steel appliances, and a built-in coffee bar. Upstairs, the primary retreat includes a spa-inspired ensuite with a freestanding tub, glass walk-in shower, and a spacious walk-in closet. Two additional bedrooms, a full bathroom, and a laundry room complete the upper level. The finished basement includes in-floor heating, a 4th bedroom, full bath, and a flex room with a second kitchen. Additional features include A/C, triple-pane windows, maintenance-free patio and deck, and high-efficiency mechanicals. Modern luxury awaits in the heart of Blue Quill

Built in 2017

### Essential Information

MLS® #	E4434942
Price	\$699,900
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	22
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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