# \$579,900 - 21303 36 Avenue, Edmonton

MLS® #E4419177

#### \$579.900

3 Bedroom, 2.50 Bathroom, 2,039 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

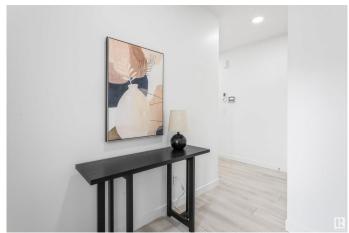
Ellis Greens is surrounded by community playgrounds, parks, and trails, including the beautiful Wedgewood Creek Ravine. Nearby recreation centers like Terwillegar Community Recreation Centre and others offer various activities, and you can also explore attractions like golf courses, the Edmonton Corn Maze, and the UofA Botanical Gardens. This single-family home, The Otis-24' is built with your growing family in mind. It features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9' ceilings on the main floor, (w/ an 18' open to below concept in the living room), and quartz countertops throughout blends style and functionality for your family to build endless memories. Side entrance included. \*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILARHOME: ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE. COMPLETION ESTIMATED MAR-JUN 2025\*\*

Built in 2024

#### **Essential Information**

MLS® # E4419177 Price \$579,900







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,039

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 21303 36 Avenue

Area Edmonton

Subdivision Edgemont (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6M 3C2

#### **Amenities**

Amenities Ceiling 9 ft.

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Not Fenced, Not Landscaped, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 24th, 2025

Days on Market 99

Zoning Zone 57

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Listing information last updated on May 3rd, 2025 at 11:32am MDT