

## **\$574,500 - 3311 21 Ave, Edmonton**

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MLS® #E4421255

**\$574,500**

3 Bedroom, 2.50 Bathroom, 2,142 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This beautifully maintained 2-story home is located across from a park with a tree-lined path leading to a lake. From the moment you enter, you'll feel at home. The main floor features a spacious kitchen with plenty of cabinets and counter space, quartz countertops, stainless steel appliances, and a walk-through pantry that leads to the mudroom with main floor laundry with cabinets and sink. The large living room has hardwood floors, a cozy Gas fireplace, and lots of natural light. Step outside to the professionally landscaped backyard with a large brick patio perfect for entertaining. Upstairs, you'll find a bonus room with high vaulted ceilings, 3 bedrooms, including a master bedroom with a walk-in closet and a luxurious ensuite featuring a Jet jacuzzi tub, separate shower, and dual sinks. Additional features include central air conditioner, on-demand hot water Tankless, a garburator, and 9-foot ceilings on the main floor and basement. Basement separate entry is possible from the garage if needed.



Built in 2010

### **Essential Information**

MLS® #	E4421255
Price	\$574,500
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,142
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3311 21 Ave
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0L1

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Front Porch, Hot Water Tankless, Patio, Television Connection, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 12th, 2025
Days on Market	79
Zoning	Zone 30

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