

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

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 | 66                  |
| Zoning         | Zone 30             |

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 April 19th, 2025 at 5:17am MDT