

## \$709,900 - 3316 21 Avenue, Edmonton

MLS® #E4430793

**\$709,900**

6 Bedroom, 3.50 Bathroom, 2,405 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful house in the most desired community of LAUREL. This very well-maintained home offers on the main level a chef's dream kitchen with fully upgraded appliances & quartz countertops, the formal living area, a den/bedroom & the dining room which overlooks the back yard. There are a total of 4 bedrooms on the upper level including the Primary with 4-piece ensuite offering his & her sinks, separate shower, soaker tub, as well as a walk-in closet. As well there is a bonus room & full family bath. The basement is fully finished with a SEPARATE ENTRANCE, full living room, kitchen, 2 bedrooms, full bathroom, & laundry room in basement and SECOND KITCHEN. There is a very nice deck at the back with a pond view, & a park next door. This house has a double attached garage with plenty of storage. Very close to Rec center, schools & parks. A MUST SEE!!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430793  |
| Price      | \$709,900 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,405                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3316 21 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0L1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 14th, 2025

Days on Market 18

Zoning Zone 30

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Listing information last updated on May 2nd, 2025 at 3:48pm MDT