

# \$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 5

Zoning Zone 30

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