

## \$549,900 - 3611 213 Street, Edmonton

MLS® #E4419179

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,841 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 University of Alberta Botanical Gardens. The Brattle-Z home features a SIDE ENTRANCE, 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the master bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. **\*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.**

Built in 2025

### Essential Information

MLS® #	E4419179
Price	\$549,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,841
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3611 213 Street
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3C1

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 24th, 2025
Days on Market	97
Zoning	Zone 57

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 May 1st, 2025 at 2:47pm MDT