# \$474,702 - 2809 21a Avenue, Edmonton

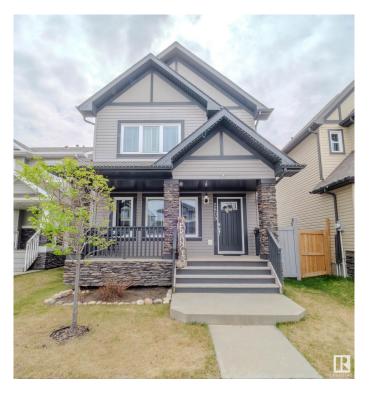
MLS® #E4435581

## \$474,702

3 Bedroom, 2.50 Bathroom, 1,372 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

IMAGINE HAVING YOUR OWN SPEAK EASY BAR IN THE BASEMENT....THIS PLACE IS FINISHED TOP TO BOTTOM.....GREAT SIZED YARD.....NEW SCHOOL AROUND THE CORNER, TONS OF PARKS AND PATHS.... ~!WELCOME HOME!~ Beautiful front veranda that leads to the fover with funky tile flooring then great room with gas fireplace and dark hardwood flooring. The gourmet kitchen has classic white cabinetry, stainless steel appliances, eating bar and spacious sunny dining nook. Upstairs you will find three bedrooms including the primary w/ its own en-suite huge windows and of course his and hers closets. Throughout you will find special touches such as extra wide baseboards. upgraded lighting package and fixtures, high efficient tankless hot water heater .. and the list goes on. All this on a quiet street with a south facing backyard. THE BASEMENT HAS IN FLOOR ELECTRIC HEAT, WHAT A COOL REC ROOM, WATCH THE GAMES OR HAVE YOUR FRIENDS OVER TO YOUR BAR!





Built in 2012

#### **Essential Information**

MLS® # E4435581 Price \$474,702

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,372 Acres 0.00 Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2809 21a Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0K2

## **Amenities**

Amenities See Remarks

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 9th, 2025

Days on Market 4

Zoning Zone 30



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Listing information last updated on May 14th, 2025 at 4:32am MDT