# \$505,000 - 3117 11 Avenue, Edmonton

MLS® #E4437701

### \$505.000

4 Bedroom, 3.50 Bathroom, 1,456 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning duplex with a double attached garage in the desirable community of LAUREL CROSSING, featuring a FULLY FINISHED WALKOUT BASEMENT with a fully equipped SECOND KITCHEN and SEPARATE LAUNDRY. This beautiful home offers 4 bedrooms and 3.5 bathrooms. The main floor includes a living room, a dining room, an upgraded kitchen with quartz countertops and a walk-in pantry, as well as a convenient half bath. On the second floor, you'll find a spacious primary bedroom with an en-suite, a laundry room, two additional bedrooms, and another full bathroom. The fully developed basement features fourth bedroom, a kitchen, a full bathroom, separate laundry and a family room. Located within walking distance to Svend Hansen School. playgrounds, and bus stops, and just minutes from shopping plazas, Meadows Rec Centre, and major routes like Anthony Henday and Whitemud Drive, this property is a fantastic opportunity for both families and investors.

Built in 2016

#### **Essential Information**

MLS® # E4437701 Price \$505,000

Bedrooms 4







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,456 Acres 0.00 Year Built 2016

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 3117 11 Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2C7

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke,

Walkout Basement

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood

Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Landscaped, Playground Nearby, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 21st, 2025

Days on Market 38

Zoning Zone 30

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