

\$449,900 - 3315 11 Avenue, Edmonton

MLS® #E4423544

\$449,900

3 Bedroom, 3.50 Bathroom, 1,541 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Charming & Spacious Half Duplex in Laurel
“ Backing Onto Green Space! Welcome to this warm and inviting 2-storey half duplex in the highly sought-after community of Laurel! Offering over 2,200 sq. ft. of LIVING space, this meticulously maintained, smoke-free & pet-free home features a FULLY FINISHED Basement and a HUGE backyard backing onto green space, perfect for privacy and outdoor enjoyment. *Newly UPGRADED with *FRESH PAINT, NEW VINAYL plank flooring, LIGHTING fixtures, and freshly shampooed carpets*, this home is move-in ready! The open-concept main floor boasts a spacious great room, convenient *2-pc powder room, and modern kitchen with large island and SS appliances. Upstairs, you’ll find 3 generously sized bedrooms, large master suite with ensuite and WIC. The FULLY FINISHED BASEMENT offers additional living space with rec room and 4PC bath. This home has a fully fenced and landscaped yard, direct access to parks, schools, shopping, and more. A must-see in an unbeatable location!

Built in 2017

Essential Information

MLS® # E4423544

Price \$449,900



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,541 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 3315 11 Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0V1 |

Amenities

| | |
|----------------|--|
| Amenities | Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Landscaped, No Back Lane, Playground Nearby, Public |

| | |
|--------------|--|
| | Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 1st, 2025 |
| Days on Market | 77 |
| Zoning | Zone 30 |

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