

\$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

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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	114
Zoning	Zone 30

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