

\$510,000 - 3117 11 Avenue, Edmonton

MLS® #E4422417

\$510,000

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

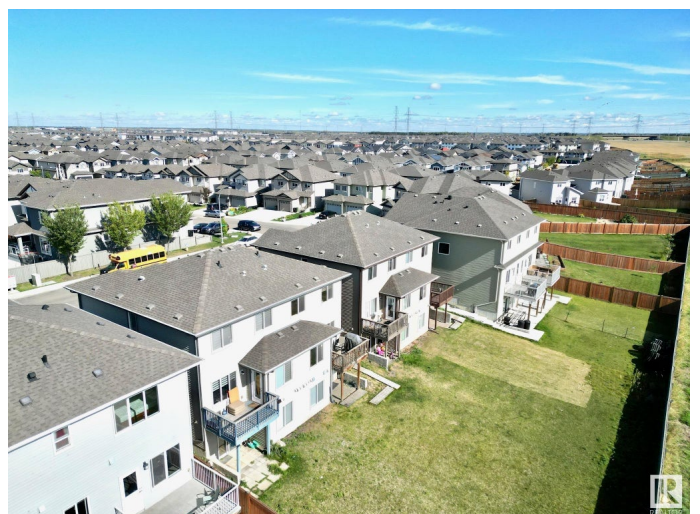
Laurel, Edmonton, AB

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® # | E4422417 |
| Price | \$510,000 |
| 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 February 21st, 2025
Days on Market 45
Zoning Zone 30

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 April 7th, 2025 at 12:32pm MDT