

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

## \$699,900 - 3307 21 Avenue, Edmonton

MLS® #E4424078

**\$699,900**

6 Bedroom, 5.00 Bathroom, 2,467 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

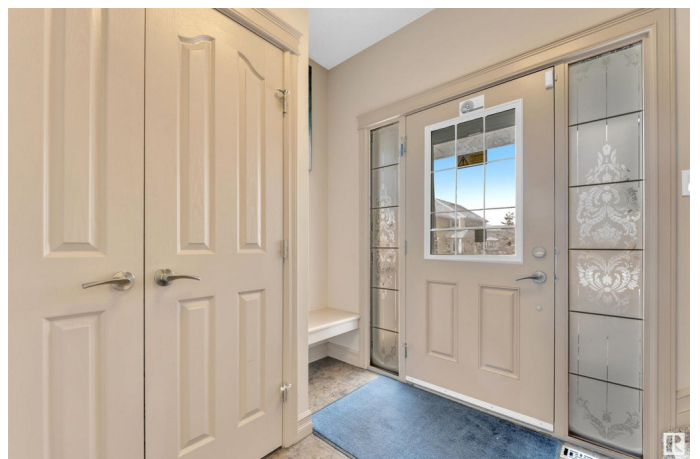
Discover the ideal family home in Laurel, perfectly situated facing a PARK and just steps away from the pond. This stunning 2467 sf. residence comes complete with a fully finished BASEMENT featuring a SECOND KITCHEN and separate entrance. Main Floor FULL BED & BATH & SPICE KITCHEN. Loaded with desirable features, including an oversized attached heated double garage, this home offers an open concept layout with hardwood and tile flooring on the main level, 9' ceilings, and a flex room that can be used as a formal dining area, office, or sitting room. The spacious living room boasts a gas fireplace and plenty of natural light from the extra windows. Upstairs, a cozy bonus room with a vaulted ceiling awaits, perfectly positioned within the home. 2 additional bedrooms and a 4pc Jack-n-Jill bath complete the bright and airy upper level. The finished basement includes separate laundry, two full washrooms, two bedrooms, a spacious living area with a second kitchen. Remote-controlled blinds with custom sceneries.

Built in 2014

### Essential Information

MLS® # E4424078

Price \$699,900



Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,467
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	3307 21 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0K9

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 4th, 2025

Days on Market        8

Zoning                 Zone 30

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Listing information last updated on March 12th, 2025 at 3:02pm MDT